

CITY OF
REEDLEY
CALIFORNIA



GENERAL PLAN 2012

HOUSING ELEMENT

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CITY OF REEDLEY

GENERAL PLAN UPDATE 1993-2012:

HOUSING ELEMENT

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ABBREVIATION AND ACRONYM REFERENCE

California Building Industry Association	BIA
California Department of Fish and Game	DFG
California Environmental Quality Act	CEQA
California Housing Finance Agency	CHFA
California Statewide Housing Plan Update	CSHPU
City, County, and State Community Development Department	CDD
City of Reedley Redevelopment Agency	RRA
Community Development Block Grant	CDBG
Community Reinvestment Act	CRA
Comprehensive Housing Affordability Strategy	CHAS
Conditional Use Permit	CUP
Council of Fresno County Governments	COFCG
County Aid to Families with Dependent Children	AFDC
County of Fresno, Community Health Department, Environmental Health System	Environmental Health
County Social Services Department	SSD
Dwelling Unit	DU
Economic Opportunities Commission	EOC
Environmental Impact Report	EIR
Farmers Home Administration	FmHA
Fresno County Employment Development Department	EDD
Fresno County Housing Assistance Rehabilitation Program	HARP
Fresno Regional Housing Needs Plan	FRHNP
Fresno-Clovis Metropolitan Area	FCMA
Home Mortgage Disclosure Act	HMDA
Kings Canyon Unified School District	KCUSD
Kings River Community College	KRCC
Local Agency Formation Commission	LAFCo
Low and Moderate Income Set Aside Funds	L&M Funds
Memorandum of Understanding	MOU
Multiple-Family Residential	MFR
Planned Unit Development	PUD
Redevelopment Plan	RP
Regional Housing Allocation Plan	RHAP
Single-Family Residential	SFR
Site Plan Review	SPR
Sphere of Influence	SOI
Square Feet	sq. ft.
State of California Department of Finance	DOF
State of California Department of Housing and Community Development	HCD
State of California Department of Housing and Urban Development	HUD
Wastewater Treatment Plant	WWTP

400 HOUSING ELEMENT

401 INTRODUCTION

The Housing Element is one of seven General Plan elements mandated by the State of California. It is intended to direct residential development and renewal efforts in ways that are consistent with the overall economic and social values of the City and that work towards achievement of the State goal of accommodating the housing needs of Californians at all economic levels. The residential character of the City is, to a large extent, dependent upon the variety of its housing units, their location and maintenance.

The Housing Element is the City's official response to findings by the State Legislature that availability of decent housing and a suitable living environment for every Californian is a high priority. By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, local government may be more effective in dealing with the housing needs of its residents. Incorporated into this document, therefore, is the projected household demand stated in the 1990 Fresno Regional Housing Needs Plan (FRHNP) that sets the City of Reedley goal.

401.01: AUTHORITY

Section 65580 et. seq. of the California Government Code contains directives for preparation of local Housing Elements.

401-02: HOUSING ELEMENT RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS, ADMINISTRATIVE PRACTICES, AND RELATED PROGRAMS

The Housing Element of the General Plan is only one part of a local jurisdiction's planning program. There are many interrelationships with other program activities which limit, augment, and implement policies and goals of the Housing Element.

1.00 *State Planning Law*

State law requires all local jurisdictions to adopt and maintain a General Plan incorporating a statement of development policies and seven required elements. The law also requires the plan to be internally consistent, to have zoning conformance (except charter cities), and to be amendable upon making appropriate findings. Additionally, Section 65300.7 of the Government Code provides that local agencies may prepare their general plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

2.00 *Local General Plans*

The General Plan should be comprehensible to the public. To meet this test it should not be long or complicated. It is not intended to present a full array of all City programs and conditions and circumstances to fully satisfy a comprehensive understanding by people not reasonably familiar with local and State laws. A local plan will not, typically, identify all linkages in City programs and processes which may impact a plan policy or program.

3.00 *Housing Element Implementation*

The City's Housing Element serves as a guide to several City and County departments and agencies. It is not self-implementing. Some of the relationships are:

1. The County's Community Development Department (CDD) is most heavily involved in the implementation of the Housing Element. The Department's programs and the Housing Assistance Plan represent implementation actions.
2. The County of Fresno, Community Health Department - Environmental Health System (Environmental Health) of the Fresno County Health Department is responsible for countywide Housing Code enforcement and monitoring.
3. The Housing Authorities of the City and County of Fresno are responsible for the development and maintenance of public housing and administering programs providing low rent housing (the Housing Authorities are a single administrative agency hereafter referred to as the Housing Authority).
4. The City Community Development Department (CDD) develops statistical information, land use policies, housing policies, and General Plan Elements. It also maintains the Zoning Ordinance and administers the California Environmental Quality Act (CEQA). The Building Division enforces building and rehabilitation codes.
5. The Council of Fresno County Governments (COFCG) is responsible for maintaining a regional housing element which is essentially a compilation of all member agency elements into a coordinated document, and preparing a Regional Housing Allocation Plan (RHAP). The agency also provides financial assistance for housing program development.
6. The County Social Services Department (SSD) and Economic Opportunities Commission (EOC) both provide extensive assistance programs ranging from supplemental grants for rent to grants to defray utility costs.

4.00 *General Plan Consistency*

The California Government Code requires that General Plans contain an integrated, internally consistent set of policies. When any one element of the General Plan is revised, and especially when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained.

401-03: HOUSING ELEMENT ORGANIZATION

Government Code Section 65583 requires the Housing Element to include these basic components:

1. A review of the previous Element's goals, policies, programs and objectives to ascertain the effectiveness of each factor and the overall effectiveness of the element. Revise the update based upon the results of the review.

2. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
3. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
4. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate federal and State financing and subsidy programs when available.

Part 401 defines the intent of the Housing Element and the relationship of the Element to State directives and other General Plan Elements. Part 402 reviews and compares the 1984 Housing Element's new construction need with actual development and also includes a program-by-program review of the 1984 Element, analyzing why each program did or did not succeed. Parts 403 and 404 provide current population, economic, and housing information that serve as a basis for determining current and future housing needs, as established in Part 405. Part 406 provides an inventory of available lands to meet housing needs. Part 407 provides a discussion of governmental and non-governmental constraints to providing increased housing. Part 408 sets forth the goals and policies of the Plan and Part 409 includes the implementing actions and programs necessary to achieve the goals and objectives. Part 410 describes the intergovernmental coordination and public participation aspects of the Housing Element.

401-04: PLAN AREA

Two geographic areas are significant for planning purposes. The first is the area within the City's General Plan. This area provides sufficient residential lands to meet local housing needs through the five year planning period.

The second land use area is a much larger housing market area of which the City of Reedley is a part. This area, which is one of seven housing market areas in Fresno County, has been established based upon social-economic linkages that influence the quality and quantity of housing. The 1990 FRHNP should be referenced for a detailed description of the regional market concept.

402 EVALUATION OF THE 1984 HOUSING ELEMENT

Pursuant to Section 65588 of the Government Code, the City of Reedley has reviewed its Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the State housing goal, the effectiveness of the Housing Element in attainment of the community's housing goals and objectives, and the progress of the City in implementation of the Housing Element. The Housing Element has been revised to reflect the results of this review.

402-01: RESULTS OF PREVIOUS GOALS, QUANTIFIED OBJECTIVES, POLICIES AND PROGRAMS

By definition, a goal is an "ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement." (State of California General Plan Guidelines, 1990). Thus, it is unlikely that the City of Reedley can expect to completely achieve the goals set forth in the 1984 Housing Element. Nevertheless, the City has made progress toward its goals, as described in this section and below in the review of the 1984 Housing Element programs. The goals, which are consistent with State and national housing goals to provide a decent home and suitable living environment for every individual and family, have for the most part been incorporated unchanged into this Housing Element update due to their continuing worthiness as an expression of community values.

The General Plan Guidelines define a policy as a "specific statement that guides decision making and which indicates a clear commitment of the local legislative body." A review of the policies contained in the 1984 Housing Element indicates that the City has continued to support and uphold the adopted policies, and most of them have been carried forward into the Housing Element update.

An objective is defined as a "specific end, condition or state that is an intermediate step toward attaining a goal". With regard to the Housing Element, objectives must be *quantified*; that is, measurable and/or time specific. The quantified objectives contained in the 1984 Housing Element were set forth in two tables, which are included in this section as Tables A and B. An additional column has been added to the tables to indicate the actual results which were achieved during the planning period.

In addition to those objectives which are included in the tables, the 1984 Housing Element includes other quantified objectives for new construction. These objectives provide that 726 new housing units be constructed by 1990, or an annual average of 121 new housing units. The actual number of units constructed during that period was 862, or an annual average of 144 units.

TABLE A
**QUANTIFIED ANNUAL HOUSING OBJECTIVES
ASSISTANCE TO HOMEOWNERS**

AGENCY/ PROGRAM/ FUNDING	New/ Existing	Dwelling Type ¹	Program Type ²	Income Group(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Yr. Projected	Total Dwelling Units/Yr. Achieved
Fresno County Mortgage Revenue Bonds - CDBG/Private Investments	New & Existing	SF	Purchase	50 to 150% of Median Income	None	3	0
Fresno County Housing Assistance Rehab. Prog. (HARP)	Existing	SF	Rehab.	Up to 80 % of Median Income	None	3	2
Mennonite Brethren Homes State Licensed Res. Home Facility/ Private	New	MF	NPD	Fixed Income	None		19
Mennonite Brethren Homes Rental units for 60 + /Private	New	MF	NPD	State & Fixed Income	Elderly		20
HUD Section 312 Rehab. Loans	Existing	SF	Rehab.	Up to 95% of Median Income	None	2	0
Energy Conservation & Awareness Program/EOC	Existing	SF/MF	Minor Rehab.	Up to 80% of Median Income - Low - Income	None	200	41
TOTAL ANNUAL HOMEOWNER ASSISTANCE OBJECTIVE						247	
TOTAL ANNUAL HOMEOWNER ASSISTANCE ACHIEVED							41
State HCD Farm Worker Housing/HARP	Existing	SF	Rehab.	Up to 60% of Median Income	Farm Workers ³	0	0
State HCD Farm Worker Housing	New	SF	Purchase	Up to 60% of Median Income	Farm Workers	2	0
TOTAL ANNUAL FARM WORKER ASSISTANCE OBJECTIVE						2	---
TOTAL ANNUAL FARM WORKER ASSISTANCE ACHIEVED							3

¹ SF: Single-Family Residence
MF: Multiple-Family Residence

² NPD: Non-Profit Developer

³ Farmworkers may be receiving housing assistance through other housing programs noted above.

TABLE B
**QUANTIFIED ANNUAL HOUSING OBJECTIVES
ASSISTANCE TO RENTERS/RENTAL HOUSING**

AGENCY/ PROGRAM/ FUNDING	New/ Existing	Dwelling Unit ¹	Program Type ²	Income Groups(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Yr. Projected	Total Dwelling Units/Yr. Achieved
Fresno County Mortgage Revenue Bonds - Multi-family CDBG/Private Inv.	New	MF	Int. Sub. Developer	80 to 120% of Median Income	None	10	0
HUD Section 8 Existing	Existing	SF MF	Rent Sub. Renter	80% of Median Income or Lower	None	8	0
CHFA AB 333	New	MF	Int. Sub. Developer	80% of Median Income or Lower	None	10	0
HUD Rental Rehab. Demonstration Program	Existing	SF MF	Loan to Owner - Rehab.	80% of Median Income or Lower	None	2	0
HUD Rental Rehab. Program	Existing	SF MF	Loan Developer	80% of Median Income or Lower	None	3	0
TOTAL ANNUAL RENTER ASSISTANCE OBJECTIVE						33	---
TOTAL ANNUAL RENTER ASSISTANCE ACHIEVED							0
State HCD Farm Work Housing Loans/Grants	New	SF MF	Loan/Grant Developer	80% of Median Income or Lower		1	0
TOTAL ANNUAL FARM WORKER ASSISTANCE GOAL						1	
TOTAL ANNUAL FARM WORKER ASSISTANCE ACHIEVED							0

¹ SF: Single Family Residence
MF: Multiple-Family Residence

² Int. Sub.: Interest Subsidy
Rent Sub.: Rent Subsidy

402-2: 1984 HOUSING ELEMENT PROGRAMS

The results of the Five-Year Action Plan contained in the City's 1984 Housing Element are summarized and reviewed below on a program-by-program basis. Page numbers where the programs can be found in the 1984 Housing Element are provided for reference (pgs. 44-62).

1.00 *Provision of Adequate Sites for Housing Development*

1. The City will actively pursue annexation of reserve areas within the City's planned urban area to provide the land necessary to accommodate housing needs as the demand occurs.

The City of Reedley has annexed approximately 94 acres for residential development between 1984 and 1991, and implements annexation in conjunction with County and Local Agency Formation Commission (LAFCo) land use policies.

2. The General Plan has remained current through policy adjustments made on a yearly basis. This plan has set aside sufficient land area to meet future residential needs through 1995. Land reservation is approximately 200 percent of need in order to allow sufficient land choice and inhibit inflated values due to potential monopoly of growth areas.

The City is in the process of comprehensively updating the General Plan (including the Housing Element) to maintain sufficient land area to meet future residential needs through the year 2012. Land reservation for residential purposes is diminishing below the 200 percent of need. The new plan update is proposing a forty percent of need at the end of year 2012. This is a result of land use policies pertaining to agricultural land preservation and Sphere of Influence (SOI) boundary expansion limitations.

3. A community audit will be conducted to identify infrastructure and service limitations which inhibit housing development and to identify programs and resources to address short-term and long-term needs.

The City of Reedley has determined that there are limitations in existing wastewater treatment capacity and wastewater collection trunk system which will have to be addressed by expansion of the facilities if housing development is to proceed unimpeded.

4. The City of Reedley will request the Fresno County Computer Services Department to put zoning information for the City of Reedley on the EMIS system to provide for future review and analysis of zoning within the jurisdiction and to assist in locating appropriate sites for housing.

This task was not completed due to downsizing of County personnel and their limited role in providing housing assistance. Zoning review and analysis has

been the sole responsibility and role of the Reedley CDD which has been implemented on a regular basis.

5. The City of Reedley will prepare an inventory of government owned land within the City and its "SOI" and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will approach developers and funding agencies to facilitate development of the sites with assisted housing.

The City of Reedley inventoried City owned land and determined that there are no sites appropriate for housing development.

2.00 Provision for Very Low-, Other Low-, and Moderate-Income Housing

Assistance to Homeowners

1. The City of Reedley will participate with Fresno County in the issuance of single-family (SF) mortgage revenue bonds which provide reduced interest rates for take out financing to moderate-income home buyers of new and existing homes (80 percent to 120 percent of the median income)... The ability to achieve this objective is contingent upon the market conditions at the time the issue is structured, interested developers, and congressional authorization to issue such bonds.

Since the time that the 1984 Housing Element was adopted, mortgage interest rates have dropped considerably and stabilized, greatly reducing the need for, and the feasibility of issuing, mortgage revenue bonds. In addition, State caps on issuance of State and local government bonds have further impacted local mortgage revenue bond programs. This tool is still included as a program in this Housing Element Update for use at such time that market conditions warrant.

2. The City of Reedley will participate with Fresno County in securing any additional housing programs as they become available.

The City has and will continue to participate with Fresno County in housing programs for which it is eligible.

Assistance to Renters (Except Special Needs Groups)

1. The City of Reedley will encourage developers to make application for State of California Department of Housing and Urban Development (HUD) Section 8 - New Construction allocations and will work with and assist those developers. Reedley will take all actions necessary to expedite processing and approvals for such projects, and will consider the issuance of multiple-family (MF) mortgage revenue bonds for the projects.

See comments regarding mortgage revenue bonds. While the City stands ready to assist developers in this process, no interest has been expressed in this program to the City by private developers. However, the City has approved

several conventional MF projects with rentals in the moderate income range during the period 1984-1991. The continued construction of projects by private developers, and the availability of conventional financing at reasonable interest rates, has greatly reduced developer interest in such programs since the adoption of the 1984 (City of Reedley) Housing Element.

2. The City of Reedley will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

The implementation of this program by the Housing Authority has received the full support of the City of Reedley.

3. The City of Reedley will encourage developers to make application for California Housing Finance Agency (CHFA) AB 333 Subsidized Rental allocations which provide subsidized interest rates and operating subsidies to developers of rental housing projects. The program is usually piggybacked with the Farmers Home Administration (FmHA) 515 program. The City will work with and assist those developers, and will take all actions necessary to expedite processing and approvals for such projects.

While the City stands ready to assist developers in this process, no interest has been expressed in this program to the City by private developers. However, the City has approved several conventional MF projects with rentals in the moderate income range during the period 1984-1991. The continued construction of projects by private developers, and the availability of conventional financing at reasonable interest rates, has greatly reduced developer interest in such programs since the adoption of the 1984 (City of Reedley) Housing Element.

4. The City will participate with the County in the issuance of MF mortgage revenue bonds for new construction projects.

See comments regarding mortgage revenue bonds.

5. The City will participate with the County in the issuance of MF mortgage revenue bonds for dwelling units in small projects of one to four units.

See comments regarding mortgage revenue bonds.

6. The City will participate with the County in the issuance of MF mortgage revenue bonds as developers request such assistance to finance new construction projects for very low-, other low-, and moderate-income households and will assist by locating appropriate sites and by taking all necessary actions to expedite processing and approvals for such projects.

See comments regarding mortgage revenue bonds. The City of Reedley's existing permit processing system and the operation of the private market in

Reedley have been and are such that assistance has not been requested or required by developers.

7. The City will support and participate in any additional rental programs which may become available.

The City of Reedley will continue to support and participate in such programs for which it is eligible.

3.00 Housing Rehabilitation and Conservation

1. The City of Reedley will participate in the Fresno County Housing Assistance Rehabilitation Program (HARP) administered by the County CDD. The program is voluntary and provides 1 percent to 9 percent low interest, deferred payment loans up to \$35,000 to low income owner occupants of SF dwellings.

The City has participated, and will continue to, actively participate in this program as funding is available. However, the City has experienced problems with owners backing out of the program due to program requirements (e.g. required use of a licensed contractor and prevailing wage rates). The City has distributed a handout describing the program to eligible participants.

2. The City of Reedley will support Housing Authority administration of the Section 8 Moderate Rehabilitation Program. It provides for improvements to existing housing units as well as rental assistance payments on behalf of lower income families. The City provides information on the Section 8 program to apartment owners, managers, and tenants.

The City has supported and continues to support this program.

3. The City of Reedley will participate with Fresno County in securing and implementing the HUD Rental Rehabilitation program which provides subsidy funds up to \$5,000 per unit, matched by \$5,000 or more by the owner, to rehabilitate existing rental housing. This is a one year pilot program.

The City participated in this pilot program.

4. The City of Reedley will participate with Fresno County in securing and implementing the HUD Rental Rehabilitation program which provides subsidy funds up to \$5,000 per unit, matched by \$5,000 or more by the owner, to rehabilitate existing rental housing.

The City participated in securing and implementing this program.

5. The City of Reedley will participate with Fresno County in applying for and implementing the HUD Section 312 program which provides 3 percent loans to homeowners, for the purpose of bringing their housing units up to code, within designated community development areas.

This program resulted in low community participation in which no applications were submitted.

6. Within the City of Reedley, Environmental Health will inspect mobile home parks on an annual basis for code compliance in accordance with Title 25, Chapter 5, of the California Administrative Code. This Division also inspects on a complaint basis.

Environmental Health (County) continues to implement this program.

7. All housing units being constructed, rehabilitated, expanded, or relocated in the City of Reedley will be inspected by the City Building Department which enforces the Uniform Building Code and several related subcodes, such as the Plumbing and Electrical Codes, pursuant to the State Housing Law. (CAC Title 25, Chapter 1).

The City has implemented and continues to implement this program.

8. Fresno County will continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures) which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that is fit for human habitation. Environmental Health has the authority for enforcing Housing Code violations. The enforcement of the Housing Code is normally handled on a passive, complaint/response basis. Approximately 1,500 residential structures are annually inspected as a result of complaints or referrals. Environmental Health also offers voluntary "service request" inspections to interested residents. These courtesy housing inspections are intended to point out any hazardous situations and inform the resident of the remedies needed and assistance which is available.

Fresno County continues to implement this program.

9. Environmental Health will continue to enforce the State's Employee Housing Act (CAC Title 25, Chapter 2) within the unincorporated areas of the County. These standards are annually enforced by the Environmental Health System through the right of inspection, the issuance of an annual occupancy permit, and the initiation of abatement proceedings.

Fresno County continues to implement this program.

10. The City will review its policies related to housing conservation and will adopt new policies and procedures where necessary. This will include but not be limited to, apartment and mobile home park conversions, rental housing, and so forth.

The City has and continually updates policies and procedures to promote housing conservation. An audit of all older homes provides data crucial to the preservation of this existing housing stock.

4.00 Housing to Accommodate Special Needs

1. The City of Reedley will participate with the County of Fresno in a program to develop demographic data on overcrowding, and in particular large family overcrowding, and to formulate programs which address the problems identified.

The City maintains files on substandard and overcrowded housing units, complaints, and abatement procedures. Approximately 12 citations are processed annually.

2. The City of Reedley will encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects. In addition, should the funding become available, the City will facilitate the project by participating in locating appropriate sites and will consider the use of the Community Development Block Grant (CDBG) allocation and/or other available resources to either write down the cost of the site or fund infrastructure improvements.

While the city stands ready to assist nonprofit sponsors in this process, no interest has been expressed to the City by nonprofit sponsors.

3. The City will make application to the State of California to fund housing under the State of California Department of Housing and Community Development (HCD) Farm Worker Housing program for renters and owners.

The City of Reedley did not receive any requests for this program.

4. The City will continue to support the Housing Authority's operation of farm labor housing, financed through FmHA. To qualify for this housing, the tenants must be citizens whose primary income is derived from farm work.

The City of Reedley has supported and continues to support this program.

5. The City of Reedley will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964 which provides federal funds for the purpose of developing and operating programs which will meet the special needs of the migratory agricultural workers and their families by providing housing, sanitation, education and day care of children.

The City has supported and continues to support this program.

6. The City, in cooperation with Fresno County, will apply for a HCD Farm Worker Housing Grant, to be funded half with CDBG and half with a State HCD Farm Worker Housing Grant. The homes will be sold at a subsidized cost to eligible farm workers.

The City did not receive any requests from private developers to participate in this program.

7. The City will support the County in undertaking a program of data analysis to define the need for farm worker housing. Existing Census data, Employment Development Department (EDD) data, and Self Help Enterprises, Inc., and County Planning Department Studies will be used to determine amount, location and type of housing need in all parts of the County.

The City has supported and continues to support this program.

8. The City has approved a State licensed residential care facility which will provide 114 housing units for the elderly. The care facility provides living units for ambulatory elderly and common dining, recreation, and convenience shopping areas and an emergency medical alert system. Also provided will be 118 rental units for persons over 60 who are able to provide for their own needs. The project is privately financed by Mennonite Brethren Homes and is open to all elderly. While rents are not subsidized, the rents are affordable to persons on a fixed income and on State Aid programs such as Medi-Cal. Those who cannot pay are helped by contributions.

In addition to this project, other private projects have been approved, or applications have been submitted, which will assist in meeting the City's quantified objectives, including Cypress Estates (197 units, conventional elderly rental) and Sierra View Homes (senior rental housing and residential care facility; 34 units constructed 1990-91, 19 units constructed 1991).

The City of Reedley has supported and continues to support residential housing projects targeted for the elderly.

5.00 Removal of Constraints

Governmental Constraints

1. The City of Reedley will study development fees to determine whether or not they constitute constraints on development and/or improvement of housing, and will consider amendment of the fee schedule.

Unlike most cities in California, the City of Reedley has maintained reasonable fees for many years, and thus fees do not represent a constraint upon housing development or improvement. The City updates its fees annually but maintains fees at levels which do not serve as an impediment to housing development.

2. The City of Reedley will participate in an investigation into the feasibility of preparing a Master Environmental Assessment for housing as a means of reducing processing time.

The City has determined that preparation of a Master Environmental Assessment for housing is not feasible. Negative declarations are prepared for most residential project applications submitted to the City of Reedley, so there has been no need to prepare a Master Environmental Assessment to reduce processing time.

3. The City of Reedley will implement a program to analyze recent changes in the General Plan and the Zoning Ordinance which allow mobile homes on SF lots, provide density bonuses for low and moderate income housing, and allow second dwellings on SF lots; to identify the impacts these changes have had on low and moderate income housing availability and affordability; to identify problems which limit these programs; to formulate proposed changes which remove barriers to effective impact on housing need.

A study is currently being conducted by the City to analyze the impacts of allowing multiple dwellings on single family lots. In addition, the impact of the programs is being assessed as part of the General Plan update which is currently in process.

4. The City will implement a program to analyze current land use policies and controls to determine whether or not they constitute constraints and to consider modifications which provide for smaller lot sizes, mix of lot sizes, density transfer, zero lot-line housing, patio housing, and other approaches to reducing governmental constraints.

The City is addressing these issues during the update of the General Plan and direct any further modifications to City zoning, subdivision and other land use regulations which may be necessary.

5. The City will implement a program to analyze site improvement standards, such as setbacks and square foot minimums, and formulate appropriate modifications.

The City is currently analyzing site improvement criteria for MF developments.

Non-governmental Constraints

1. The City of Reedley will participate with Fresno County in the issuance of SF and MF mortgage revenue bonds for the purpose of reducing take-out interest rates to home buyers and developers of rental housing.

See comments regarding mortgage revenue bonds.

2. The City of Reedley will participate with Fresno County in a land banking program to address the problem of land costs.

This program was determined to be infeasible and has therefore not been implemented.

3. The City of Reedley will utilize a portion of its CDBG allocation and/or tax increment to write down infrastructure improvements necessary to the development of housing and sites for housing in order to address construction and land costs.

The City has utilized CDBG funds to develop new water wells and to construct storm drainage system improvements in low and moderate income neighborhoods necessary to the development of housing. The City, in 1991, adopted a Redevelopment Plan (RP). A percentage of the tax increment funds, as provided in State redevelopment law, will be set aside for low and moderate income housing.

4. The City of Reedley will implement the density bonus requirements in State law which provide for 25 percent of the units for rent or sale to low and moderate income households (80 percent to 120 percent of median income).

Provisions have been incorporated in the SF residential zone of the City's Zoning Ordinance for a density increase through the conditional use permit (CUP) process, in compliance with State law.

Provisions have been incorporated in the Planned Unit Development (PUD) zoned district for both SF and MF residential projects of the City's Zoning Ordinance for the 25% density increase through the CUP process, in compliance with State law.

5. The City of Reedley will implement a program to identify barriers to infill development and will formulate incentives to develop in infill areas and bypassed parcels to address construction costs.

The Reedley RP will provide a means to address infrastructure needs in areas that are identified as barriers to infill.

6.00 Energy Conservation Opportunities

1. The City will continue to support the energy conservation and awareness program which provides energy conserving rehabilitation funds to low income single-family and multiple-family owners and renters.

The City has supported and continues to support this program.

2. The City will continue to encourage and support PUDs which by their design achieve energy conservation through clustering, landscaping and concentration of services.

The City has encouraged and supported and continues to encourage and support the PUD concept.

7.00 Promotion of Equal Housing Opportunities

1. The City will support the County establishment of an inter-agency task force to determine the effectiveness of existing programs in complying with federal equal opportunity objectives and will request that the task force include City representation.

This task force was never established by the County.

2. The City of Reedley will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or the County Department of Weights, Measures and Consumer Protection.

The City continues to implement this program.

402-03: HOW THE UPDATED ELEMENT INCORPORATES WHAT HAS BEEN LEARNED FROM THE PREVIOUS ELEMENT

Several observations and conclusions can be drawn based on experience gained by the City in implementing the 1984 Housing Element. First, it is fair to say that outside forces, both governmental and nongovernmental, play a large role in the City's relative success or failure at Housing Element implementation. This conclusion is particularly valid with regard to interest rates, availability of financing, the private real estate market, and the commitment of State and federal funds to housing programs. Second, it can also be concluded that, at the end of this planning period, the City of Reedley, and the Fresno metropolitan area of which it is a part, remains one of the most affordable metropolitan areas in the State for housing.

With regard to program implementation, the City experienced its greatest difficulties in attempting to use, or encourage private developers to use, State and federal housing subsidy programs. Part of this can be attributed to a lack of interest on the part of private developers during a relatively healthy housing market and a reduced commitment on the part of State and federal government funding of such programs. The difficulties on the part of the City, however, can mostly be traced to a lack of staffing and budgetary resources to enable existing City staff to have the necessary time and expertise to devote to implementation of these programs, many of which are quite complex. The entire CDD staff of the City of Reedley consists of 1.5 persons who are responsible for all current and long range planning activities, and redevelopment.

Based on this assessment of the City's in-house ability to implement its Housing Element programs, the Housing Element update includes provision for contracting with a nonprofit housing/social service organization to assist the City in applying for housing funds

and working with private developers, on an as-needed basis, to encourage and facilitate the use of such programs. This action on the part of the City will assure that a good faith effort is put forth to achieve the Housing Element's goals, quantified objectives and policies.

403 COMMUNITY PROFILE

In order to establish housing goals and policies, the housing needs of Reedley must be determined. This section provides an overview of Reedley's recent growth in terms of population and economic development. The 1990 FRHNP and the 1984 Volume I Fresno Regional Housing Needs Determination Plan should be referenced for additional information.

403-01: POPULATION

Reedley's population has grown by nearly fifty percent since 1980. Table 1 indicates that between 1980 and 1990, the population grew at an average annual rate of 4.26 percent. County population grew by 152,477, an average increase of 2.96 percent. This trend is expected to continue throughout the planning period.

Countywide, population growth has been greater in urban areas. In 1960, approximately 50 percent of the County's population resided in the fifteen incorporated cities, while the remainder lived in the small communities and rural areas. The incorporated cities' proportion of the County's population increased to 57 percent in 1970, 63 percent by 1980 and 76 percent by 1990.

TABLE 1
POPULATION TRENDS
1970-1990

Jurisdiction	Population 1970	% of County Total	Population 1980	% of County Total	Population 1990 ¹	% of County Total
California	19,971,069		23,668,562		29,760,021	
Fresno County	413,329		515,013		667,490	
Incorporated	233,737	56.5	324,181	62.9	507,854	76.1
Unincorporated	179,592	43.5	190,832	37.1	159,636	23.9
City of Reedley	8,131	2.0	11,071	2.2	15,791	2.4

Source: U.S. Bureau of Census 1970, 1980, 1990.

403-02: EMPLOYMENT

One of the largest employment sectors in the County is agriculture. Fresno County is the leading agricultural county in the United States, producing a wide variety of crops. In 1989, crops produced close to \$2.6 billion in gross receipts. The crops are probably as scientifically farmed as anywhere in the world. Production has been mechanized to the greatest extent possible.

The data contained in Table 2 do not truly reflect the number of persons employed in the agricultural sector because a large number of seasonal farm workers is not included. The total County need for farm workers, exclusive of resident farmers and families, ranges from a low of 2,800 and 6,170 in February and March to a high of 39,000 and 67,000 in August and September. This work force has averaged about 28,000 per month since 1950.

According to the Annual Planning Information published for the Fresno County Metropolitan Statistical Area by the EDD in July 1990, there were 54,500 workers employed within the agricultural industry in Fresno County in 1989, compared to 55,900 in 1988 and 54,100 in 1987. Agricultural employment represented a 20 percent share of the County's total wage and salary employment in 1989, compared to 21 percent in 1988. Agricultural employment was expected to decline slightly in 1990 with total farm jobs averaging 54,000. The 1991 forecast is for agricultural employment to remain basically flat at 53,700. The average number of farm jobs is expected to decline still further, to 53,500, by 1992.

Housing for agricultural employees is not only significant because of the large numbers of permanent and seasonal employees which, combined, make it the largest employment sector, but also because the season influx of migrant workers creates a great demand for temporary housing.

In addition to agriculture, retail trade, education, and manufacturing industries have large numbers of employees. Major industries in and around the community of Reedley include box and packing machinery manufacturing, wine and brandy production, automatic packaging equipment, glass products and lumber. Major nonmanufacturing employers include the school district, Kings River Community College (KRCC), public health, health care facilities, utility companies and the City of Reedley. Table 2 indicates the percentage of persons employed in each sector.

Reedley is actively pursuing economic development within the community to provide employment and expand the City's economic base. The increase in employment will create a need for additional housing. The City has designated, through the Land Use Element of the General Plan, residential areas to provide for a full range of housing types from rental to ownership. The City Zoning Ordinance and other codes also provide for alternative housing types in the form of second dwelling units, manufactured housing, a density bonus program, a liberal PUD ordinance and fast track processing.

TABLE 2

1990 REEDLEY EMPLOYMENT BY INDUSTRY¹

Industry	City of Reedley	% of Industry
Agriculture	1,666	27.5
Construction	238	3.9
Manufacturing	664	10.9
Transportation	148	2.5
Communications and Utilities	76	1.3
Wholesale Trade	360	5.9
Retail Trade	886	14.6
Finance (Insurance) Real Estate	224	3.8
Business/Repair Services	211	3.5
Recreation/Entertainment Services	65	1.0
Health Services	423	6.9
Education Services	629	10.5
Other Professional Services	218	3.7
Public Administration	236	3.9
Total Employed	6,044	100.0

¹ Employed persons 18 years of age and older.

Source: U.S. Bureau of Census, 1990.

1.00 *Employment Projections*

The employment sector trends for Reedley can be expected to follow the general trends for the County as a whole. For the past 28 years, Fresno County has been the number one county in the United States in the gross value of agricultural crops produced annually. For the past sixteen years, agricultural production has exceeded \$1 billion each year, reaching the \$2 billion mark in 1980. The retail trade sector of the economy is tied closely to serving the needs of the agricultural community.

County agricultural employment is expected to remain stable at 53,500 workers after 1992. Services continue to be Fresno County's largest nonagricultural employer, and one of the fastest growing industrial sectors, followed by government, retail trade, construction and

manufacturing, transportation and public utilities, and wholesale trade. The agricultural, mining, and finance, insurance and real estate sectors exhibited no growth or a decline in employment during 1988-89. Table 2 indicates the distribution of employment by industry in Reedley with comparative figures for Fresno County for 1990.

404 HOUSING PROFILE

This section provides an overview and comparison of Reedley's housing stock. Analysis of past trends of the housing stock provides a basis for determining the future housing needs of Reedley. The 1990 FRHNP should be consulted for additional information.

404-01: HOUSING CHARACTERISTICS

A review of census data summarized in Table 3 indicates that Reedley's total housing stock expanded by 1,196 units during the 1980-1990 period as compared to 938 units during the 1970-1980 period. This is an annual average of 120 dwelling units (3.4 percent) during the 1980-1990 ten year period as compared to an annual average of 94 dwelling units (3.6 percent) during the previous ten year period. The growth of the housing inventory is not been constant over time. The County's average annual increase during the same period is 2.3 percent and 4.1 percent respectively. The state's average annual housing unit increase during the same period is 2.2 percent and 3.2 percent. The housing stock in the unincorporated area of Fresno County actually declined by 11.6 percent between 1980 and 1990. The 1990 FRHNP attributes this decline to County policy relative to urban development in unincorporated areas and the reorganization of cities to incorporate existing housing stock and developable lands into their jurisdictions.

TABLE 3
TOTAL HOUSING STOCK
1970-1990
RELATIONSHIP BETWEEN CALIFORNIA,
FRESNO COUNTY AND REEDLEY

	1970	1980	1990	% Increase 1970-1980	% Increase 1980-1990
California	6,996,990	9,223,120	11,206,393	31.9	21.5
Fresno County	135,620	191,520	235,563	41.2	22.9
Incorporated Cities	79,247	125,282	169,604	58.1	35.4
Unincorporated Areas	56,373	66,238	51,329	17.5	-22.5
Reedley	2,629	3,567	4,763	35.7	33.5

Source: U.S. Bureau of Census 1970, 1980, 1990.

An examination of census data provides insight into the changing demand for different types of dwelling units within the City and County. The three basic types of housing units for which data are presented are SF detached units, MF units which range in size from duplexes to large apartment developments containing many units, and mobile homes located in mobile home parks and on individual lots.

Although the predominant type of dwelling unit continues to be the conventional SF residence, its predominance has been steadily declining. As indicated in Table 4, SF units in Fresno County fell from 76.2 percent of the total housing stock in 1980 to 62.5 percent in 1990. Statewide trends indicate a similar decline due primarily to an increased market share of lower priced mobile homes and rental apartment units. The percentage of SF units in the unincorporated areas continues to be much higher than in cities.

Comparison of the growth rates of the three dwelling types in Reedley further illustrates the change in dwelling type (see Table 5). From 1980 to 1990, SF detached dwellings increased by only approximately 11 percent while MF units experienced a significantly higher increase of approximately 90 percent.

The proportion of the County's housing supply comprised of MF units has steadily increased from approximately 15 percent of the total supply in 1970 to approximately 31 percent in 1990. Of the 1,196 total dwelling unit increase in the City of Reedley between 1980 and 1990, 659 units were MF and 311 were SF. This growth is attributed to a lack of MF building in the community during the previous time period, which created a greater need and high rental rates. Developers are responding to this need as financing for MF projects becomes available.

TABLE 4
TOTAL DWELLING UNITS BY TYPE OF STRUCTURE
FRESNO COUNTY
1970-1990

	1970		1980		1990		CHANGE	CHANGE
Dwelling Type	Units	% of Total	Units	% of Total	Units	% of Total	% Increase 1970-1980	% Increase 1980-1990
Single-Family	111,297	83.0	136,071	76.2	147,166	62.5	22.3	8.2
Multi-Family	19,522	14.6	35,217	19.7	73,083	31.03	80.4	107.5
Mobile Homes, Trailer, Other	2,547	1.9	7,221	4.1	15,314	6.5	183.5	112.1
Total Year-Round Dwelling Units	133,366	100.0	178,509	100.0	235,563	100.0	33.85	32.0

Source: U.S. Bureau of Census 1970, 1980; DOF estimate, 1990.

TABLE 5
TOTAL DWELLING UNITS BY TYPE OF STRUCTURE
CITY OF REEDLEY
1970-1990

	1970		1980		1990		CHANGE	CHANGE
Dwelling Type	Units	% of Total	Units	% of Total	Units	% of Total	% Increase 1970-1980	% Increase 1980-1990
Single-Family	2,403	91.4	2,834	79.5	3,145	66.0	17.9	10.97
Multi-Family	227	8.6	733	20.5	1,392	29.2	222.9	89.9
Mobile Homes, Trailer, Other	0	0.0	0	0.0	226	4.8	0.0	100.0
Total Year-Round Dwelling Units	2,630	100.0	3,567	100.0	4,763	100.0	35.6	33.5

Source: U.S. Bureau of Census 1970, 1980, 1990.

The extremely high rate of expansion in the mobile home inventory indicates increasing numbers of Fresno County residents are turning to this dwelling type to meet their shelter needs. Although the number of mobile homes has been relatively small in comparison to SF and MF residential structures, the percentage increase from 1980 to 1990 has been substantial in the County. Reedley's increase in mobile homes during this period can be attributed to a 179-space mobile home park annexed into the City in 1979, which is now fully occupied.

Information pertaining to housing replacement and demolition rates is contained in the 1990 FRHNP. A normal housing market removal rate of 0.2 percent of the year-round housing units has been applied, as suggested by HCD, producing a total of 43 normal market removals. This produces the number of units to be torn down, boarded up, destroyed by fire or changed to other uses. City of Reedley data, however, does not reflect this number of normal market removals.

404-02: HOUSEHOLD CHARACTERISTICS

Before current housing issues can be understood and future needs anticipated, housing occupancy characteristics must be identified. An analysis of household size, household growth, tenure, and vacancy trends complements the previous analysis of population and housing characteristics during the same time period.

1.00 Households

A review of census data shown in Table 6 indicates that Reedley's households increased by 1,156 during the period 1980-1990, a 33.4 percent increase. Fresno County experienced a 23.8 percent increase, and the State had a smaller 22.0 percent increase during the same time period.

TABLE 6
TOTAL HOUSEHOLDS
1970-1990

	1970	1980	1990	% Increase 1970-1980	% Increase 1980-1990
California	6,573,861	8,629,866	10,532,027	31.3	22.0
Fresno County	126,752	178,506	220,933	40.8	23.8
Incorporated Cities	75,490	117,510	178,975	55.6	52.3
Unincorporated Areas	51,262	60,996	41,958	18.9	-31.2
City of Reedley	2,505	3,460	4,616	38.1	33.4

Source: U.S. Bureau of Census 1970, 1980, 1990.

2.00 Household Size

The steady decline in the average household size in Reedley and generally throughout Fresno County during the 1970s paralleled a state trend toward smaller families which reversed slightly in the 1980s (see Table 7). In 1970, the average number of persons per housing unit in Reedley was 3.09; 1980 Census data indicated that the average household size dropped to 3.08 persons per household in 1980. However, household size increased during the 1980s in the City of Reedley to 3.35 in 1990, exceeding the 1970 figure. Countywide, the average household size declined from 3.2 persons per household in 1970 to 2.8 in 1980, and remained at 2.8 in 1990. Fresno County's average household size exceeded the statewide average in 1970, 1980 and 1990. The larger average household size exhibited by Fresno County and Reedley is characteristic of agricultural regions.

A comparison between the incorporated cities and the unincorporated areas indicates that households have tended to be larger in the unincorporated portions of the County and smaller in the incorporated areas during each of the census years. This was not the case for Reedley in 1980 or 1990 because Reedley has a stable population in an agricultural environment.

TABLE 7

**AVERAGE NUMBER OF PERSONS
PER OCCUPIED DWELLING UNIT
1970-1990**

	1970	1980	1990	% Increase 1970-1980	% Increase 1980-1990
California	2.95	2.68	2.73	-9.2	+ 1.87
Fresno County	3.20	2.82	2.85	-11.8	+ 1.06
Incorporated Cities	3.03	2.72	2.76	-10.2	+ 1.47
Unincorporated Areas	3.46	3.02	3.19	-12.7	+ 5.63
City of Reedley	3.09	3.08	3.35	-0.3	+ 8.77

Source: U.S. Bureau of Census 1970, 1980, 1990.

3.00 Housing Tenure

Between 1970 and 1980, the relative proportions of owner and renter occupied units changed moderately in Fresno County (see Table 8). Home ownership decreased from 60.1 percent of the total occupied units in 1970 to 58.9 percent in 1980. This one percent drop paralleled, but was not as large as, the seven percent decline in the proportion of single-family structures in the housing stock. Statewide, the home ownership rate remained near 55 percent during this period. Home ownership in Reedley decreased only slightly, by 0.2 percent, during this period, but increased by five percent within the unincorporated County area because of foothill development, while declining in the County as a whole by 1.2 percent

during the same period. According to the 1990 census, it is interesting to note that there is a 14 percent increase in home ownership which nonetheless reflects a 4.6 percent decrease from 1980, and a 38 percent increase in renter occupied units.

TABLE 8
HOUSING TENURE
OCCUPIED HOUSING UNITS
1970-1990

	1970				1980			
	Owner Occupied	%	Renter Occupied	%	Owner Occupied	%	Renter Occupied	%
State	3,609,049	54.9	2,964,811	45.1	4,825,252	55.9	3,804,614	44.1
Fresno County	76,166	60.1	50,586	39.9	105,142	58.9	73,364	41.1
City of Reedley	1,635	65.3	870	34.7	2,253	65.1	1,209	34.9

	1990			
	Owner Occupied	%	Renter Occupied	%
State	5,774,899	55.6	4,606,307	44.4
Fresno County	119,876	54.3	101,057	45.7
City of Reedley	2,651	57.4	1,965	42.6

Source: U.S. Bureau of Census, 1970, 1980, 1990

4.00 Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the type of units available meet the current housing market demand. A low vacancy rate suggests that families may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of deficient units undesirable for occupancy, or an oversupply of housing units. For the purposes of this analysis, the vacancy rate constitutes those units "available" to prospective owner and renter groups. It does not include

dilapidated units or those not available for occupancy. Table 9 presents homeowner and renter vacancy rates.

An examination of past vacancy rate information reveals that the rates for the County increased markedly from 1970 to 1980. At the time of the 1970 Census, 5.9 percent of the rental housing was vacant, while only 1.1 percent of owner-occupied housing was vacant. By 1980, renter and owner vacancy rates were 7.4 and 2.6 percent respectively. Statewide, the 1970 vacancy rate for owner units was higher than the County rate. However, this trend reversed itself in 1980. The vacancy rates for rental units in 1970 and 1980 were higher for the County than for the State.

TABLE 9
VACANCY RATE %
1970-1990

	1970 %	1980 %	% Change 1970-1980	1990 %	% Change 1980-1990
California					
Owner	1.3	2.3	+ 1	2.0	-.3
Renter	5.7	5.1	-.6	5.9	+.8
Fresno County					
Owner	1.1	2.6	+ 1.5	1.50	-1.1
Renter	5.9	7.4	+ 1.5	5.50	-1.9
Incorporated Cities					
Owner	1.1	3.0	+ 1.9	1.20	-1.8
Renter	6.4	8.1	+ 1.7	3.50	-4.6
Unincorporated Areas					
Owner	1.2	2.0	+.8	1.10	-0.9
Renter	6.1	5.5	-.6	4.30	-1.2
City of Reedley					
Owner	0.9	0.7	-.2	1.30	+0.6
Renter	6.8	3.2	-3.6	2.50	-0.7

Source: U.S. Bureau of Census 1970, 1980, 1990.

Census data for 1990 reports vacancy rates by owner-occupied and renter-occupied status to be 2.48 percent and 1.27 percent, respectively.

In Reedley, the low vacancy rate of 0.7 percent for owner households and 3.2 percent for renter households in 1980 was lower than the considered norm of 2.0 percent for owners and 6.0 percent for renters. The low vacancy rate was attributed at that time to the overall national economic decline. Since that time, there has been a significant increase in housing construction. However, the overall vacancy rate for 1990, 1.88 percent, is still considered low.

5.00 PRESERVATION OF ASSISTED HOUSING

The supply of affordable units statewide is threatened with reduction due to the approach of subsidy termination dates, owner opt-out dates, or expiration dates for certain affordability restrictions linked to a wide range of local, State, or federal assistance programs.

At the end of 1990, according to the California Statewide Housing Plan Update (CSHPU), some 117,000 California rental units subsidized by HUD alone were subject to termination or expiration of underlying subsidies between 1989 and 2008. This figure does not include additional numbers of units subsidized by FmHA that would also become eligible for conversion to non-lower income uses.

An analysis of local assisted housing developments indicates that there are two subsidized projects in the City of Reedley. According to HUD the Reedley Elderly Apartments (23 housing units) recently changed ownership and cannot now terminate its assisted housing status. HUD has not received any inquiry giving notice to opt out of the Section 8 program at the Mountain View Apartments (40 units). Both HUD and the Fresno County Housing Authority have been requested to notify the City of Reedley immediately should such requests for withdrawal from these programs be requested. These are lengthy year-long processes, if and when they occur. Adequate early notification will provide the City time to evaluate all alternatives to continue providing these services to the community.

In summary, based on the information provided by State Department of Housing and Urban Development, the Fresno County Housing Authority and the Farmer's Home Administration, the City of Reedley does not have housing projects which will be converted to market rate within the ten year reporting period, nor are there locally subsidized housing units that have utilized inclusionary housing or density bonus law that may be subject to market rate conversion during this same period.

Contacts: County Department of
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Fresno, CA 93750

State of California Housing
& Urban Development
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Farmer's Home Administration
4625 W. Jennifer Avenue
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County of Fresno
Housing Authority
1833 "E" Street
Fresno, CA 93706

405 HOUSING NEEDS

405-01: EXISTING HOUSING NEEDS

Like most other areas of the State, Reedley's goal of providing a decent home and suitable living environment for every family has not yet been achieved. The following analysis of current housing conditions documents Reedley's housing needs relative to various segments of the population.

Housing need is a complex issue, consisting of at least three major components: housing affordability, housing quality, and housing quantity. In addition, certain segments of the population have traditionally experienced unusual difficulty in obtaining adequate housing. Those unusual difficulties experienced by the elderly, the handicapped, the female heads-of-household, the large family, the homeless and farm workers are discussed as special housing needs in this section.

405-02: HOUSING AFFORDABILITY

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of a decent home and a satisfying environment that is affordable. The private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. There are many components involved in housing costs. Some of these factors can be controlled at the local level, others cannot. It is a primary goal of Reedley to adopt local policies and procedures which do not unnecessarily add to already escalating housing costs.

Some of the effects or problems which result from increased housing costs include the following:

- **Declining Rate of Home Ownership:** As housing prices and financing rates climb, fewer people can afford to purchase homes. Households with median and moderate incomes who traditionally purchased homes compete with less advantaged households for rental housing. This may result in lower vacancy rates for apartment units and higher rents.
- **Overpayment:** The cost of housing eventually may cause fixed-income, elderly and lower income families to use a disproportionate percentage of their income for housing. Existing housing stock may deteriorate because the costs of maintenance must be sacrificed for more immediate expenses such as food, clothing, medical care, and utilities.
- **Overcrowding:** As housing prices climb, lower income households must be satisfied with less house for the available money. This can result in overcrowding which places a strain on physical facilities, does not provide a healthy environment, and eventually causes conditions which contribute to both deterioration of the housing stock and neighborhoods. (Buying a new home has become a major obstacle for many families, particularly first-time home buyers.)

In the City of Reedley, the average sale price of an existing home rose from \$21,419 in 1970 to \$67,308 in 1979, \$69,000 in 1982 and \$87,000 in 1990. The average household earning a gross income of approximately \$20,400 can theoretically afford a monthly housing payment of \$510, which is less than the \$602 payment required for a median-priced home purchased with a 10 percent down payment and financed at 8.5 percent interest.

Also, in the City of Reedley 40.2 percent of housing units were renter occupied. Average rental rates in Reedley range from \$340 for a one-bedroom unit, \$420 for a two-bedroom unit, to \$480 for a three-bedroom unit. According to the 1990 census, seventy-four percent of all rents are between \$250 and \$499 per month.

In 1990, $60 \pm$ percent of the total households were low income and of that total, $5.6 \pm$ percent were overpaying. Of the 4,763 households in the City of Reedley, the 1990 Census data targeted 4,335 selected owner-occupied and renter-occupied housing units. Total renter households were 1,959 and of this total, 1,138 or $58 \pm$ percent were spending over 25 percent of their gross income for housing. Total homeowner households were 2,376 and of that total, 683 or $29 \pm$ percent were spending over 25 percent of their gross income for housing.

1.00 *Housing Quality*

In 1982, the Environmental Health System of the Fresno County Health Department determined the existing County housing quality through a housing survey. The survey found that 87.5 percent of the County's housing was of standard condition, 8.1 percent required minor rehabilitation, 3.1 percent required major rehabilitation, and 1.3 percent should have been demolished. Likewise, the survey indicated that 92.4 percent of Reedley's housing was of standard condition; that 6.8 percent required minor rehabilitation; 0.6 percent required major rehabilitation; and 0.2 percent should have been demolished. The extent of deficiencies were attributed to a number of factors. As with other valley communities, the City's primary housing stock is over 30 years in age. Although age does not necessarily precipitate physical deterioration, inadequate maintenance in combination with obsolescence commonly causes the older housing to decline in quality.

The magnitude of the affordability problem is discussed extensively in the 1990 FRHNP. The definition of housing "need" is those renters and homeowners paying over 25 percent of their gross income for shelter. This Plan has grouped Reedley's households into four household income categories including very low-, other low-, moderate-, and above-moderate incomes. Table 10 indicates the numbers of households that paid in excess of 25 percent of their income for housing by income group in 1984, with projections for 1996.

TABLE 10
**REEDLEY HOUSEHOLDS SPENDING OVER 25% OF GROSS INCOME FOR HOUSING
1984, 1996**

Household Type	Total Households	Income Groups							
		Very Low Income ¹	% of Total	Other Lower Income ²	% of Total	Moderate Income ³	% of Total	Above Moderate Income ⁴	% of Total
1984									
Renter	663	438	66.1	124	18.7	100	15.1	1	0.1
Homeowner	313	169	54.0	124	39.6	20	6.4	0	0.0
Year	Total Households	Very Low Income	% of Total	Other Lower Income	% of Total	Moderate Income	% of Total	Above Moderate Income	% of Total
1996	5,433	1,302	23.96	1,025	18.86	1,314	24.19	1,792	32.99

1 Income not exceeding 50 percent of the median family income of the County.

2 Income between 50 and 80 percent of the median family income of the County.

3 Income between 80 and 120 percent of the median family income of the County.

4 Income above 120 percent of the median family income of the County.

Sources: Volume I, 1984 Fresno Regional Housing Needs Determination Plan, 1990 Fresno Regional Housing Needs Plan.

In 1991, a housing condition survey was completed in the City of Reedley by Self Help Enterprises, Inc., a nonprofit housing corporation serving the San Joaquin Valley. The 1991 survey was targeted to 991 units in the older residential areas of the City, thus the results show a much higher percentage of units in need of rehabilitation or dilapidated. Of the 991 units, a windshield survey showed that 71.7 percent, or 711 units, were found to be in need of rehabilitation or dilapidated. An in-depth survey was conducted of 166 of the 991 units, with survey results submitted to HCD. The results of this survey are displayed in Table 11.

TABLE 11

**REEDLEY HOUSING QUALITY
TARGET AREA SURVEY
1991**

	Standard Condition	%	Moderate Rehabilitation	%	Substantial Rehabilitation	%	Dilapidated	%	Total Dwellings
City of Reedley	0	0.0	59	35.5	75	45.2	32	19.3	166

Source: Self Help Enterprises, Inc., 1991.

While age certainly is contributory to housing quality problems, another factor which partially explains the urban/rural housing quality disparity is overcrowding. This factor, which often correlates with substandard conditions, is a problem in many of the sparsely populated agricultural areas of the County. Lack of appropriate size housing units, low incomes, large families, and other conditions encourage severe overcrowding, especially during the harvest season when migrant farm workers expand the local labor force and compete for housing accommodations.

2.00 Overcrowding

Table 12 shows that 20± percent of the total housing units in Reedley were overcrowded in 1990. The U.S. Census Bureau defines overcrowded housing units as those in excess of 1.00 persons per room average. Overcrowding is often reflective of one of three conditions: a family or household living in too small a dwelling; a family housing extended family members (i.e. grandparents or grown children and their families living with parents); or a family renting inadequate living space to non-family members (i.e. families renting to migrant farm workers). Whatever the cause of overcrowding, this appears to be a direct link to housing affordability. Either homeowners/renters with large families are unable to afford larger dwellings, older children wishing to leave home cannot do so because they cannot qualify for a home loan or are unable to make rental payments, grandparents on fixed incomes are unable to afford suitable housing or have physical handicaps that require them to live with their children, families with low incomes may permit overcrowding to occur in order to derive additional income, or there is an insufficient supply of housing units in the community to accommodate the demand. According to local sources, three-bedroom (and larger) apartments are very scarce in Reedley.

The extent of the overcrowding problem in Reedley is shown in Table 12. However, the causes cannot be determined without conducting special studies.

TABLE 12
REEDLEY OVERCROWDING
1990

	Housing Units	Overcrowded Units ¹	Percent Overcrowded
City of Reedley	4,763	951	19.97
Fresno County	220,933	30,271	13.70

¹ Housing units that exceed 1.00 person per room.

Source: U.S. Bureau of Census, 1990.

3.00 *Special Needs*

The State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads-of-household, farm workers and the homeless are described below.

4.00 *Elderly Persons*

The special housing needs of the elderly are an important concern of Reedley since they are likely to be on fixed incomes or have low incomes. In addition, the elderly have special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters, and so forth, to allow greater access and mobility. They also need special security devices for their homes to allow greater self-protection. The elderly have special locational needs, including access to medical and shopping services and public transit. In some instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may need assistance to make home repairs. If they decide to relocate, their new home should allow for small pets and possible space for a garden.

The age characteristics of Fresno County's population generally reflect the national and statewide profile. That is, the population is composed of large numbers of people in their teens and early twenties, fewer members in the middle categories, and a small, but growing elderly population.

Table 13 indicates that 93,053 County residents, or 13.9 percent of the total population, were 60 years of age or older in 1990. Reedley's elderly population comprised 2,340 residents, or 14.8 percent of the City total. In 1990 Reedley had 1,083 65 and over households, of which 830 are owner occupied households and 255 are renter occupied households. Seven percent of all households 60 and over are below poverty level. In 1983

the City of Reedley approved a 232-unit residential care facility and rental units for the elderly that helped to mitigate these needs.

In addition, a 197-unit active senior citizen development, approved at the end of 1991, will soon be under construction and will provide further housing choices for this segment of the City of Reedley population. The City of Reedley is presently reviewing a proposed County of Fresno Housing Authority 90-unit residential care development to serve both elderly who do need some assistance and those who may need less or no assistance at all.

TABLE 13
REEDLEY ELDERLY POPULATION
1990

	Age Category			Total Elderly	% of Total Population
	60-64	65-84	85 +		
City of Reedley	484	1,596	260	2,340	14.8
Fresno County	23,784	62,373	6,896	93,053	13.9

Source: U. S. Bureau of Census, 1990.

5.00 Disabled Persons

There are many types of disabilities and definitions are not simple. Local government utilizes the definition of "handicapped" person as contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement. A "handicapped person" (disabled person) is defined as:

1. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severely disabled as to be unable to move without the aid of an assistant device.
2. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle not greater than 20 degrees.
3. Any person who suffers from lung disease to such an extent that his forced (respiratory) is expiratory volume one second when measured by spirometry is less

than one liter or his arterial oxygen tension (pO₂) is less than 60 mm/Hg on room air at rest.

4. Any person who is impaired by cardiovascular disease to the extent that his functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

Disabled persons often require specially designed dwellings to permit free access not only within the dwelling, but to and from the site. Special modifications to permit free access are very important. The California Administrative Code Title 24 requirements mandate that public buildings, including motels and hotels, require that structural standards permit wheelchair access. Rampways, larger door widths, restroom modifications and other similar amenities enable free access to the handicapped. Such standards are not mandatory for new SF or MF residential construction with less than five units.

Like the elderly, the disabled also have special locational needs. Many desire to be located near public facilities and transportation facilities that provide services to the disabled. It should be noted that many government programs which group seniors and disabled persons (such as HUD Section 202 housing) are inadequate and often do not serve the needs of the disabled.

Table 14 indicates the number of persons in 1990 who had disabilities that either restricted them from working or from using public transportation. It should be noted that the listing of those persons with transportation disabilities includes a large number of persons 65 years of age and older.

As noted in the Table, approximately 8 + percent of Reedley's households contained members who were unable to work because of a disability, and 2.56 percent were unable to drive a vehicle due to a disability. This is in comparison to 8.5 and 2.7 percent, respectively, in the County. These statistics give only a general idea of the problem and are not conclusive.

TABLE 14

REEDLEY DISABLED POPULATION 1990

	Unable to Work	% of Total Population	Mobility Limitation	% of Total Population
City of Reedley	1,288	8.16	404	2.56
Fresno County	57,036	8.5	17,246	2.68

Source: U.S. Bureau of Census, 1990.

6.00 Large Family Households

Large families are indicative of those households that require larger dwellings to meet their housing needs. Table 15 indicates the numbers and percentages of those households that had five or more members and those than had six or more members in 1990. In Reedley, 10.6 percent of households had 5 persons and 13.4 percent of households had 6 or more persons.

TABLE 15
REEDLEY LARGE AND VERY LARGE FAMILY HOUSEHOLDS
1990

	Total Households	Large Households ¹	%	Very Large Households ²	%
City of Reedley	4,616	487	10.55	618	13.4
Fresno County	220,933	18,229	8.3	19,207	8.7

1 Households of 5 persons

2 Households of 6 or more persons

Source: U.S. Bureau of Census, 1990.

7.00 Female Heads-of-Households

Families with female heads-of-household experience a high incidence of poverty. The incidence of poverty among families headed by women was more significant in the unincorporated area than the cities. Reedley had 235 female heads-of-household in 1980; 138 had children and 20 percent of the total were below poverty level. Table 16 lists the numbers and percentages of those households where at least one child was present in Reedley according to the 1990 Census.

A high poverty level often results in poorly maintained dwellings since income is more likely to be spent on more immediate needs such as food, clothing, transportation, and medical care. Traditionally, housing maintenance has been the responsibility of male heads-of-household. Female heads-of-household are sometimes ill-prepared to take on this responsibility without proper training, knowledge, physical abilities or time and may need assistance. Since their time may be occupied by taking care of basic household chores, earning income, and caring for their children, they may have limited time to spend on maintaining their dwelling.

TABLE 16**REEDLEY FEMALE HEADS-OF-HOUSEHOLD¹
1990**

	Total Households	Female Headed Households	% of Total Households
City of Reedley	4,616	426	9.23
Fresno County	220,933	22,842	10.34

1 Households with one or more persons under 18 years of age.

Source: U.S. Bureau of Census, 1990.

8.00 Farm Workers

More persons are permanently and seasonally employed in agriculture in Fresno County than in any other county in the State. The State of California EDD reported that in 1981 approximately 18,660 employees worked directly in agriculture in Fresno County. In 1990, the figure was 42,350.

A breakdown of workers by employment relationship for 1990 appears in Table 17. In examining the figures, it should be noted that 53 percent of total agricultural employment in Fresno County is seasonal. If the 8,700 farmers and their unpaid family members are deducted from this total, 67 percent of all hired employees are seasonal. To indicate this in a different way, in 1990 the 22,550 seasonal farm worker employees were more than double that of the 11,100 full-time regularly hired farm worker employees.

The State of California defines seasonal employees (seasonal domestic) as those who are employed fewer than 150 consecutive days by the same employer. Seasonal workers may be migratory or they may be persons or family members who are temporarily employed but permanently located in Fresno County. The State defines a local worker as a seasonal laborer who resides close enough to the job site to return home each night.

TABLE 17**FRESNO COUNTY AGRICULTURAL EMPLOYMENT
BY TYPE OF WORKER
1990**

Farmers and Unpaid Family	Hired Full-time	Hired Seasonally	Total Workers
8,700	11,100	22,550	42,350

Source: State Employment Development Department, 1990.

It is important to remember that these seasonal numbers are an average of monthly figures. On the average, 22,860 seasonal employees work on farms in Fresno County every month in 1992. By definition, these workers are too far from their permanent residences to commute. Table 18 illustrates that the number exceeds thirty to sixty thousand persons during some months.

Since 1980 the annual average number of seasonal farm workers has grown by 14.2 percent from 20,010 in 1980 to 22,860 in 1992. The annual average number seasonal farm workers reached its peak level of 23,800 in 1989.

In Fresno County, an average of 33,200 total hired agricultural workers were employed during 1992. This number swelled to over 40,000 during the peak months between May and September. In 1992, the total number of hired workers reached its peak of 78,240 in August. The seasonal component of the annual average of 33,200 hired workers in 1992 was 22,860 or 68.9 percent. During the peak month of August, the seasonal component was 66,740 or 85.3 percent of the total number of hired agricultural workers.

Housing shortages exist during peak seasonal labor periods when a large influx of migrant workers occurs in Fresno County. During these periods, every form of temporary, substandard, and standard shelter is occupied.

In 1983 the Fresno County Planning Department prepared a DRAFT study regarding farm worker housing. As part of the study, the Planning Department staff analyzed then available California EDD data, "California In-Season Farm Labor Report" 188-A, to estimate the number of migrant seasonal farm laborers.

Data for the period 1965 through 1981 were averaged to approximate the number of persons employed in agriculture. Between 1965 and 1981, an average of 20,047 persons were employed in agriculture as seasonal domestics. The classification of seasonal workers was further divided into local, intrastate, and interstate workers. A seasonal worker classified as local resides close enough to the job site to be able to return home each night. A seasonal worker classified as intrastate is a resident of California whose home is not within commuting distance of the work site. A seasonal worker from outside the state whose place of residence is not within commuting distance of the work site is defined as an interstate seasonal worker.

The EDD no longer provides estimates of the number of migrant seasonal workers (intrastate and interstate seasonal workers). This data has not been included in the 881-A reports for a number of years. Although the 1965-1981 data is useful, migration patterns and the legal farm work have changed over the past 13 years. The only data currently available from EDD measures seasonal workers only and does not distinguish between migrant and local workers.

TABLE 18

**FRESNO COUNTY MONTHLY VARIATIONS
IN SEASONAL AGRICULTURAL SECTOR EMPLOYMENT
1992**

Month	Regular	Seasonal	Total
January	10,930	19,720	30,650
February	5,010	2,820	7,830
March	9,780	6,170	15,950
April	10,660	11,670	22,330
May	11,310	28,720	40,030
June	11,660	36,430	48,090
July	12,670	38,930	51,600
August	11,500	66,740	78,240
September	13,390	27,340	40,730
October	8,490	11,690	20,180
November	8,790	11,760	20,550
December	9,910	12,350	22,260
Monthly Average - Approximate	10,340	22,860	33,200

Source: State Employment Development Department, 1992.

The Council of Fresno County Governments (COFCG) has reviewed the source document "Farm Workers and Their Housing in Fresno County" (1981). No new materials were prepared for the 1989-1996 Plan cycle because it was felt that the combination of previous studies and ongoing evaluations are reflective of diligent efforts to address farm workers' special housing needs.

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9.00 Homeless

The 1990 Census did not document any homeless population (either in emergency shelters or visible in street locations) in the City of Reedley.

Consultation with local social service organizations in the City provided an overall picture of the matrix of community outreach that operates in the City.

Various organizations coordinating their efforts are the Salvation Army, Street Light, Love, Inc., Kings Canyon Unified School District (KCUSD) Social Worker, the City of Reedley Police Department Community Services Officer and the One Stop Immigration Group/Service. While most of the relief efforts focus on the needy, six to ten families or individuals per year may find themselves evicted or about to be evicted from residences in the community. According to information provided by all of the above organizations, these types of problems have generally been a result of drug and alcohol abuse and poor planning habits/irresponsibility. Events leading to the eviction patterns are evaluated by all agencies and once the causes of these problems are determined, housing/budgeting assistance may be given or vouchers may be provided for temporary housing for a day or two until longer term arrangements can be made at either Open Gate Ministries in Dinuba or Selma Rescue Mission, unless relatives are available to provide assistance.

Homelessness, as an endemic social problem in the City of Reedley is minimal due to the distance from any major large urban population center, such as the Fresno- Clovis Metropolitan Area (FCMA).

Estimate of Need

The City of Reedley contacted social services providers in order to determine local community needs. According to the County of Fresno, 1,647 single heads-of- households are receiving aid to families with dependent children (AFDC). There are 577 active cases currently under review. There are no special AFDC homeless assistance claims for the City of Reedley. (County of Fresno)

The County of Fresno Housing Authority indicates the following needs in the City of Reedley for larger unit dwelling units for low income families:

No. of Bedrooms	Waiting List No. Bedrooms		
	4	5	6
Families	150	45	1

They also show two (2) people on the waiting list for handicapped units. There were no lists for either elderly or migrant farmers noted for the City of Reedley according to the Housing Authority.

The general waiting list for public units or Section 8 certificates and vouchers is 8,161 for the entire County of Fresno and includes the above larger dwelling unit waiting list. (County of Fresno Housing Authority.)

405-03: PROJECTED HOUSING NEEDS

Information presented in Parts 403 and 404 documented the recent growth which has occurred in the population and housing stock of Reedley. Between 1980 and 1990, the

population has increased by 42.6 percent, while the total number of housing units has grown by 35.4 percent. Long-range projections indicate that the total population of Reedley will expand from the current 16,238 to 18,824 in 1996. The number of households to be generated by this growth is predicted to expand from 4,660 in 1989 to 5,433 in 1996.

1.00 Market Demand for Housing

The Fresno regional real estate market, unlike most of the rest of California, is still relatively strong at the time that this Housing Element is written. At the same time, it is one of the most affordable metropolitan housing markets in the State. The cyclical nature of real estate makes it difficult to forecast the character of market demand during the planning period. Local sources have indicated that the supply of one- and three- bedroom apartments is very scarce in Reedley.

2.00 Projected Housing Demand for all Income Levels

The 1990 FRHNP establishes both the projected need for non-market rate housing and the "Same Share" distribution of the projected need to each jurisdiction in each market area. The need for non-market rate housing is defined as households in the very low, other low, and moderate income groups which pay over 25 percent of total income for housing. It is assumed that households with an above-moderate income are not in need of economic aid. However, above-moderate housing unit needs are included in the total figures.

A projected need for 924 households is given in the 1990 FRHNP for the City of Reedley between 1989 and 1996, based upon current conditions (see Table 19). The total number of "needy" households for 1996 is adjusted within each market area so that each jurisdiction has the "same share" of housing need. A "same share plan" is applied for each income group in the subregional market area to lessen the impact of low income housing on communities with high impact of low income housing.

It is convenient to analyze the need for housing assistance in this manner because the increase in need can be annualized, providing a numerical goal for yearly housing assistance programs, the attainment of which will result in no increase in need. Programs can be structured to address the annual increase in need, and to minimize the existing need. This format will enable the performance of housing programs to be readily monitored and progress toward meeting both components of need quantified in future revisions of this Housing Element.

TABLE 19

**CITY OF REEDLEY
NEW CONSTRUCTION NEED
1989-1996**

Income Group	Number	Percent
Very Low	235	25.43
Other Low	159	17.21
Moderate	154	16.67
Above Moderate	376	40.69
TOTAL	924	100.0

Source: 1990 Fresno Regional Housing Needs Plan

3.00 Basic Construction Need

The City of Reedley has reduced the new construction need as determined by the 1990 FRHNP by 59 which represents the 1989 data incorporated into the total housing numbers by the FRHNP. The revised construction need for 1990-1996 as determined by FRHNP is 924. (This represents the total 983 minus 59 houses.)

A review of the City of Reedley Building Department Final Inspection Log provides an accurate listing of homes finalized and their valuation in 1989. The reduction of 59 homes can be corroborated by City records in all housing categories.

1989

Very low	1
Other Low	23
Moderate	34
Above Moderate	<u>1</u>
Total	59

The final revised construction need total of 924 housing units for 1990-1996 agrees with the recommendations of the 1990 FRHNP from 1990 to 1996.

4.00 Conversion of Assisted Housing Units

State Housing Element law requires that Housing Elements address subsidized housing units at risk of conversion to market rate units. One apartment development has been

identified in Reedley which is at risk of conversion. The Mountain View Apartments, located at 128 S. Haney Street, is a 38-unit MF development constructed under the HUD 221(d)(3) program which provides Section 8 rental supplements. The date of termination of the subsidized loan is 2015, which is nineteen years beyond the planning period for this Housing Element. Therefore, this Housing Element update will not include programs which address the issue of conversion of assisted housing.

405-04: SITE IDENTIFICATION - REGIONAL HOUSING NEED

According to the requirements of State housing element law, sufficient sites must be identified in the Housing Element to accommodate the City's share of the regional housing need for all household income groups.

Identify adequate sites which will be made available through appropriate zoning and development standards and with public facilities and services needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multiple-family rental housing, factory built housing, mobile homes, emergency shelters, and transitional housing in order to meet the community's housing goals... Where the inventory of sites does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multiple-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low- (other) income households [Section 65583(c)(1)].

The assessment of the City's share of regional housing need should be identified within the City limits. In accordance with the Memorandum of Understanding (MOU) between the City of Reedley, and the County of Fresno, development proposals must accompany annexation requests. Options for annexing additional land for purposes of providing sufficient area for the required housing units are limited. However, with this in mind, a review of existing housing development projects under development in Reedley, most of them annexation proposals, provides confirming data that once these projects complete the approval process, the City's housing element will successfully identify sufficient sites to accommodate the targeted "fair share" new construction need.

Moderate- and Above Moderate-Income Households: For these income groups, the element should identify sufficient sites, to accommodate a new construction need of 530 housing units. According to the housing element revision, the City can only accommodate 368 units of housing in SF residential zones in the City. There is a site(s) need for a minimum 162 additional units.

City of Reedley General Plan Update 1993-2012: Housing Element

		Lots	Acres
(1)	Tentative Subdivision Map, Tract No. 4463, Victoria Square Estates No. 4, R-1-9, single-family residential. Approved October, 1993. Annexation complete/development ongoing.	59	20
(2)	Vesting Tentative Subdivision Map, Tract No. 4588, R-1-9, single-family residential. Approved February, 1994. Annexation completion target date April, 1994.	63	20
(3)	Vesting Tentative Subdivision Map, Tract No. 4604, R-1-9, single-family residential. Approval and annexation initiation pending/tentative map expected June, 1994.	70	20
	Total	192	

Low- and Very Low- Income Households: For these income groups, the element should identify sufficient sites, to accommodate a new construction need of 394 housing units. According to the housing element revision, the City can only accommodate between 313 (minimum) and 376 (maximum) units of housing in MF residential zones within the City. There is a site(s) need for an additional 18 to 81 units.

		Lots	Acres
(1)	Conditional Use Permit No. 377, multiple-family/senior citizen. Approved February 8, 1994.	90 units	6.642
(2)	Tentative Subdivision Map, Tract No. 4587, R-1-6, single-family residential. Entry level moderate. Annexation approved. Final map approved March 22, 1994.	68	20
(3)	Tentative Subdivision Map, Tract No. 4579, Parkview Homes Phase 3, R-1-6, single-family residential. Entry level low to moderate/SF. Tentative map approved March 24, 1993.	35	8.05
(4)	Vesting Tentative Subdivision Map, Tract No. 4466, R-1-6, single-family residential. Entry level low to moderate/SF. Tentative map approved March 24, 1992. Final map approval expected May, 1994.	20	4.429
(5)	Tentative Subdivision Map, Tract No. 4220, R-1-6, single-family residential. Entry level low to moderate. Approved November 24, 1990. Approximately 50% complete.	48	10.28
(6)	Tentative Subdivision Map, Tract No. 4272, R-1-6, single-family residential. Entry level low to moderate. Phase 1 (July 9, 1991) and Phase 2 (June 9, 1992) ongoing.	59	13.1
	Total	320	

406 RESIDENTIAL LAND RESOURCES

In order to properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas must be inventoried. County policies encourage development to take place within incorporated cities.

406-01: AVAILABLE LAND INVENTORY

Table 20 itemizes properties designated for residential use in the 2012 General Plan Update. These properties include vacant lands presently within the City of Reedley that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe that are presently zoned for limited agriculture but designated in the Land Use Element for urban development. These areas will be zoned to an urban residential classification upon annexation to the City. It is important to note that present City/County policy encourages urban development to take place within cities where urban facilities and services are available. The County's Urban Referral Policy requires that all development requests on the City's fringe be referred to the City for annexation.

TABLE 20

**1991-1996 LAND AVAILABILITY
FOR RESIDENTIAL LAND USE
(RESIDENTIAL LAND DESIGNATED IN GENERAL PLAN)**

Zoning/ permitted housing type	Number of Acres	Density range (units/acres)*	Availability of services and facilities	Dwelling unit capacity
Single family (includes mobile homes and manufactured housing)	918	1.3 to 4 units/acre	Available	3,672
Multiple-family and rental	101	11 units/acre	Available	1,414
Total	1,019	*Approximate		5,086

Sources: Reedley Planning Division 1991, Fresno County Planning Dept., 1990. (Acreage and density based upon General Plan Update 2012)

1.00 Land for Future Residential Development

Map No. 1, LAND FOR FUTURE RESIDENTIAL DEVELOPMENT, identifies residential sites within the Reedley SOI boundary. The sites represent acreage of residential land use classifications as designated in the City of Reedley 1993-2012 General Plan Update. Not identified on the map are scattered individual lots located throughout the city limits area. These in-fill lots comprise 22 acres of MF residential land and 62 acres of SF residential land. Based upon these residential land use calculations (see Table 20), there is a residential holding capacity (undeveloped residential land) of 4,673 dwelling units on 1,019 acres of land within the Reedley SOI area. This total comprises a capacity for 3,480 SF dwelling units and 1,193 MF residential units.

LEGEND

MAP NO. 1 LAND FOR FUTURE RESIDENTIAL DEVELOPMENT

SITE NO.	ACREAGE
1	43
2	39
* 3	* 8
4	327
* 5	* 15
6	82
7	118
* 8	* 5
* 9	* 3
10	91
11	24
* 12	* 36
13	43
14	62
* 15	* 12
16	27
* 17	(infill) * 22
18	(infill) 62
Total	Acres 1,019

* Multiple-Family Residential Land

The dwelling unit construction need to 1996 (924 dwelling unit need 1990-1996) can be adequately provided on land presently designated in the Reedley General Plan Update to the year 2012 without additional governmental action to increase additional residential sites within the SOI.

2.00 Available Land by Zoning Category

Table 20A denotes zoning designations and available residential land within the Reedley city limits and SOI. The calculation of available land indicates 111 acres comprising 623 dwelling units in the City limits and 908 acres of land comprising 4,050 dwelling units within the Reedley unincorporated area.

TABLE 20A
AVAILABLE LAND BY ZONING CATEGORY

Reedley Zoning Categories	Vacant Land City Limits		Available Land Unincorporated Area		
	Acres	Units (**)	Zone	Acres	Units- Approximate(**)
R-1-30	5	6(7)	• AE/AL-20	3	4(4)
R-1-12	0	0	AE/AL-20	5	15(18)
R-1-9	0	0	AE/AL-20	100	350(484)
* R-1-7	0	0	AE/AL-20	707	2,616(4400)
R-1-6	76	304(552)	N/A	N/A	N/A
* RM-3.5	0	0	AE/AL-20	12	84(149)
RM-3	9	72(131)	AE/AL-20	18	144(261)
* RM-2.5	0	0	AE/AL-20	27	257(470)
RM-2	21	231(457)	AE/AL-20	36	396(784)
Total	111	613(1147)		908	3,866(6570)

- The AE-20 and AL-20 Zones are agricultural holding zones in Fresno County. Land will be converted to Reedley residential zoning upon annexation.
- * The R-1-30, R-1-7, RM-3.5 and RM-2.5 are new City of Reedley zoning categories; single-family residential (SFR) minimum lot size 30,000 and 7,000 sq. ft.; multiple-family residential (MFR) minimum area per dwelling unit 3,500 sq. ft. and 2,500 sq. ft.
- ** All figures in parenthesis represent possible maximum capacities according to actual square footage.

3.00 Actual Residential Densities - Approximate

The dwelling unit density range of residential development in accordance with the Reedley General Plan Update and comparison with actual density that occurred between 1987 and 1992 is shown in Table 20B. Results of actual residential density indicate that while the maximum density established in the General Plan Update and classified in the zoning regulations are adequate in meeting residential development needs, the possible maximum units allowed as determined by the actual square footage of the lots (indicated figures in parenthesis) shows a possible range of units that may well be far greater than merely adequate.

TABLE 20B

**ACTUAL RESIDENTIAL DENSITIES
DEVELOPED BETWEEN 1987-1992**

Zoning Categories	Minimum Lot Size	Maximum Density in Units Per Acre - Approximate	Actual Density in Units Per acre - Approximate
R-1-30	30,000 sq. ft.	1.2	1.06
R-1-12	12,000 sq. ft.	3.0	N/A
R-1-9	9,000 sq. ft.	3.5	3.35
* R-1-7	7,000 sq. ft.	3.7	N/A
R-1-6	6,000 sq. ft.	4.0	3.97
* RM-3.5	6,000 sq. ft.	7.0	N/A
RM-3	6,000 sq. ft.	8.0	7.33
* RM-2.5	6,000 sq. ft.	9.5	N/A
RM-2	6,000 sq. ft.	11.0	10.07

- * The R-1-30, R-1-7, RM-3.5 and RM-2.5 are new City of Reedley zoning categories (Single-Family Residential, minimum lot size 30,000 sq. ft., 7,000 sq. ft., Multiple-Family Residential, minimum area per dwelling unit, 3,500 sq. ft. and 2,500 sq. ft.)

The past five years of MF residential projects in Reedley have been developed by private developers for the moderate income range. There were no residential proposals submitted for lower income household projects during the five year period. All MF residential sites-in Reedley are suitable for consideration by developers that are affordable to low and moderate income households. The City of Reedley is prepared to process lower income residential projects when they are proposed and submitted.

4.00 New Construction Need

TABLE 21

**NEW CONSTRUCTION NEED
1990-1996**

REGIONAL SHARE UNITS		SITE-ZONING	TOTAL SITE * CAPACITY
INCOME GROUP	UNITS		
Very Low	222	RM-2 High Density MF	100.6 Acres 1,107 Units-Approximate **(capacity-up to a possible 2,191)
Other Low	171		
Subtotal	393		
Moderate	177	R-1-7 to R-1-9 Medium Density R-1-12 Low Density R-1-30 Estate Density	918.4 Acres 3,398 Units-Approximate **(capacity-up to a possible 5,715)
Subtotal	177		
Above Moderate	354		
Subtotal	354		

Source: 1990 Fresno Regional Housing Needs Plan, Reedley Zoning Ordinance.

* (Total Site Capacity is based upon General Plan 2012 Update).

** Possible Maximum Capacity.

Table 21 indicates the projected holding capacity of Reedley based upon vacant and fringe area lands planned for development. The projected capacities have been calculated based upon Reedley's 1990 household size.

Development of vacant by-passed lands within the City's jurisdiction is encouraged in order to protect agricultural lands on the fringe and provide greater utilization of existing infrastructure. In order to encourage development of by-passed remnant parcels, the City's policies permit higher densities given certain locational criteria where development will not have significant adverse impacts upon adjacent properties. Such criteria may include properties that are contiguous to higher density or other intensive non-residential development, or properties which have a size and shape that may make it difficult to be developed in a manner similar to other surrounding properties. The City's recently adopted RP is also a potential tool for implementing parcel assembly and infill projects.

TABLE 22
REEDLEY ZONING DEFINITIONS

Zoning Categories	Minimum Lot size	Density in Units per Acre - Approximate *
R-1-30	30,000 sq. ft.	1.2
R-1-12	12,000 sq. ft.	3.0
R-1-9	9,000 sq. ft.	3.5
R-1-7	7,000 sq. ft.	3.7
R-1-6	6,000 sq. ft.	4.0
RM-3.5	7,000 sq. ft.	7.0
RM-3	6,000 sq. ft.	8.0
RM-2.5	6,000 sq. ft.	9.5
RM-2	6,000 sq. ft.	11.0

Source: City of Reedley Land Use Element and Zoning Ordinance.

* Approximate.

406-02: ESTIMATED DWELLING CAPACITY BY LAND USE DESIGNATION/ZONING

State law requires that zoning be consistent with adopted General Plans (except charter cities). The City of Reedley's undeveloped and redevelopable lands have been zoned in accordance with the present land use plan, and will be rezoned as necessary to achieve consistency with the updated General Plan. Development potential may be determined based on the maximum allowable density of each zoning district. It is more difficult to specify the development potential of fringe areas where County agricultural zoning is in place. However, for planning purposes, future development may be estimated for residential designated areas based on average density. Estate, low, medium and high density residential reserve designations will ultimately translate into average densities of 1.2, 3.0, 3.5, 3.7, 4.0, 7.0, 8.0, 9.5, and 11.0 respectively (approximate).

Table 22 indicates the development potential for each dwelling type based upon existing zoning or anticipated future zoning. It should be noted that although condominium units are considered a basic housing style, a specific zoning district has not been established for their use. They are permitted, however, within areas zoned for SF or MF residential use subject to a CUP. This arrangement has allowed developers flexibility in siting such units, while permitting adequate protection to established neighborhoods through a formal public review process.

Manufactured housing is also considered an important housing alternative, especially as related to serving the needs of lower income households. Chapters 1571 and 1572,

Statutes of 1988, require that manufactured housing must be permitted on permanent foundation systems on all SF zoned lots, as long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3 (a locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places). Section 65852.3 specifies that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing and siding material, as long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot.

While Table 22 indicates the zoning definitions of Reedley's land reserves based on projected population, Table 21 indicates the potential types and numbers of dwellings based on present and planned zoning. As indicated, the residential land reserves are more than adequate to meet anticipated growth. The amount of land designated for medium and high density residential use is also sufficient to provide for the estimated number of new housing units determined necessary by the RHAP to provide new housing opportunities for very low-, other low-, and moderate income households.

406-03: AVAILABILITY OF PUBLIC FACILITIES

City policies require that community sewer, water, storm drainage and adequate streets are to be provided to all new development while serving the needs of the existing community. Extension of existing sewer, water, storm drainage and street systems must occur in areas planned for new development in the City's General Plan Update. The extension of infrastructure to newly developing areas is the responsibility of land developers. Maintenance, repair, and replacement of infrastructure after initial installation is the responsibility of the City of Reedley.

The City's WWTP is gradually approaching its design capacity. In late 1991, sixty-five acres of land, adjacent to the Plant, were purchased by the Reedley Redevelopment Agency (RRA) to provide for the expansion and the engineering design process is currently underway. Completion of the design should occur in 1993 and construction of the plant expansion, including new main collection lines to the plant, is tentatively scheduled to occur in 1994. WWTP capacity is carefully monitored as each development project is approved. The analysis includes calculations for estimated additional flows into the plant from projects which have been approved by the City, but not yet constructed, projects that are proceeding through the review process, and future anticipated projects.

The progress of the expansion project is on schedule and based on the current growth rate, the remaining capacity should allow the City to accommodate future growth until the plant expansion is complete. Once the two-phase project is completed, the WWTP is expected to provide additional sewage capacity to meet the City's needs for about twenty years.

There are no special districts and private entities that are presently providing community water services or sewer services in the City. Within the City of Reedley, sewer and water services are provided by Reedley city government. Reedley is aware that Chapter 889 also requires localities to furnish special districts and private entities that provide retail

water services or sewer services in the locality with a copy of the adopted housing element and any amendments to the adopted element. Because the City of Reedley is the exclusive purveyor of water and sewer services, no notification of other entities is required.

The City of Reedley will continue to monitor its policies and procedures in determining whether they pose actual constraints. If constraints are found to exist, the City will take action to mitigate them, or where appropriate and legally possible, remove them (Section 65583[c][3]).

407 DEVELOPMENT CONSTRAINTS

A number of factors affect the ability of the private sector to respond to the demand for housing and constrain the maintenance, improvement, or development of housing for all economic groups. Constraints, however, can generally be translated into increased costs to provide housing and fall into two basic categories: governmental and non-governmental.

407-01: GOVERNMENTAL CONSTRAINTS

Governmental constraints are potential and actual policies, standards, requirements, or actions imposed by the various levels of government or development. Although federal and State programs and agencies play a role in the imposition of governmental constraints and increases in housing costs, they are beyond the influence of local government and cannot be effectively addressed in this document. An analysis of potential local governmental constraints is presented below.

1.00 Land Use Controls

Land use controls are basically minimum standards included within the City's Zoning and Subdivision ordinances. Zoning is a means of ensuring that the land uses in a community are properly situated in relation to one another, providing adequate space for each type of development. Zoning regulations control such features as height and bulk of buildings, lot area, yard setbacks, population density, building use, etc. If zoning standards are too rigid and do not allow sufficient land flexibility, development costs could increase, and interest in development may decrease.

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, and any amenities will be safe, pleasant and economical to maintain. As with zoning, overly restrictive standards will result in higher land development costs and/or lack of interest in development.

The City of Reedley offers many housing incentives in its Zoning Ordinance and Subdivision Ordinance, including the following:

- Additional one-, two- or three-family dwelling units per site in older, predominantly SF residential areas, up to a maximum of 10 housing units per net acre, when lots are too narrow to allow construction of additional dwelling units with individual street frontage.

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- Additional one, two or three-family dwelling units per site in newly developing SF areas, when certain criteria are met, such as frontage or proximity to arterial or collector streets.
- A PUD Ordinance for all zone districts which provides flexibility for planned developments which do not conform in all respects with the designated land use pattern and/or ordinance requirements.
- A 25% density bonus for PUDs based on achievement of the design objectives of the Zoning Ordinance.
- Manufactured housing is a permitted use in all residential zone districts. The same design criteria apply to conventionally built homes and manufactured housing.
- Second dwelling units are allowed in all residential zone districts, with the approval of a CUP in conformance with established standards.
- The City's Zoning Ordinance establishes standards that can be reviewed by a developer prior to submittal of an application to determine the City requirements that will apply to the project. A Site Plan Review (SPR) is conducted before submittal of building plans, and reduces costs by identifying any problem areas prior to development of costly working drawings.

The City of Reedley's residential zoning regulations vary, depending on the different zones as defined in the Zoning Ordinance. However, minimum standards can be described in this element. The minimum standards for residential zoning districts are as follows:

(Per D.U.)	RA	R-1-12	R-1-9	R-1-7	R-1-6	RM-2	RM-2.5	RM-3	RM-3.5
Front Yard	35'	25'	25'	Pend	20'	15'	Pend	15'	Pend
Side Yard	10'	5'	5'		5'	5'		5'	
Rear Yard	10'	10'	10'		10'	5'		5'	
Coverage	40%	40%	40%		40%	60%		50%	
Height	35'	subject to allowances under Conditional Use Permit							
Parking	2 spaces	2	2		2	1.5		1.5	

With each subsequent story on SF and MF lots, side yards increase five feet (5') per story as do rear yards in the MF projects.

Density Bonus:

All PUDs, under which density bonus policies fall, are reviewed under the CUP process. These policies are not targeted solely to households with incomes between 80 and 120 percent of the median income. The density bonus for PUDs are not in addition to the bonus for units under Density Bonus Law. State law allows a developer to increase the density of a single family development by at least 25% if provisions are made for low income housing; the Reedley Zoning Ordinance is consistent with this requirement.

The Reedley Municipal Code states that PUDs are intended to encourage a more functional, aesthetically pleasing and harmonious living and working environment which otherwise might not be possible by strict adherence or which do not conform in all respects to City regulations. The development may include a combination of different dwelling types and for a variety of land uses which are made to complement each other. The standards of site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking, off-street loading facilities and landscaped areas need not be equivalent to the standards prescribed for the regulations for the district in which the PUD is located if the project applicant has demonstrated that the design proposal achieves the objectives of the zoning ordinance and the municipal code.

2.00 *Building Codes*

The City of Reedley has adopted the State Uniform Building (1991), Housing (1991), Plumbing (1991), Mechanical (1991) and Electrical (1990) codes. While all new construction must be in strict compliance with the codes, the City has many older homes, many of which were constructed prior to the establishment of building codes.

The City has no amendments to the model codes which would impact the cost of new construction. Inspection procedures are designed to provide the maximum effective service possible while ensuring quality workmanship. There are policies allowing improvements to older housing units, as long as health and safety standards are maintained, without requiring the entire dwelling unit be brought up to current codes. For example, a new 100 ampere electrical service may be installed to upgrade an older 30 ampere service without the entire dwelling being rewired to current code. Corrections of obvious visible unsafe conditions are required.

Code enforcement is handled on a complaint basis. The City Zoning Ordinance limits the type of construction that can take place on older homes located in other than residential zoned areas. Rehabilitation assistance programs are presently available to property owners to maintenance and upgrading of rental dwelling units through the Fresno County Housing Rehabilitation Program.

3.00 *Site Improvements*

Site improvements are regulated by the City Subdivision Ordinance, and through conditions and standards imposed through the City's site plan review and conditional use permit processes. Site improvements include required off-street parking, roads, sidewalks, landscaping, walls, sewer, water and storm drainage systems. The City holds predevelopment meetings with developers and their agents to discuss requirements and costs associated with proposed developments, which allows developers to better assess project costs, requirements

and options. The City does not require any improvements other than those deemed necessary to maintain the public health, safety and welfare.

4.00 Fees

Although development processing fees do contribute to the total cost of development, and therefore housing, the fees charged by the City of Reedley are reasonable in comparison to fees charged by other cities and counties in the region. However, the City is not the only public agency which imposes fees on new development. Impact fees are also charged by the school district, the State [for review of environmental documents by the Department of Fish and Game (DFG)], and the County of Fresno.

By law, fees cannot exceed the cost of providing the particular facility or service for which they are charged. As stated above, application fees for development projects are reasonable in the City of Reedley. Building permit fees are as established by the currently adopted edition of the Uniform Building Code. Annual cost of living adjustments and charges are consistent with most cities and counties. In addition to hookup fees, fees are charged for future water system expansion, sewer treatment plant expansion, and storm drainage system expansion, based on each development's share of projected costs. Fees are adjusted annually to reflect changes in costs of providing services.

The City charges fees and assessments that correspond and pay for the cost of processing various types of applications. In addition to City fees and assessments, developers of new dwelling areas are obligated to pay school fees at a rate of \$1.65 per square foot for SF dwellings and apartment units. Generally, City fees are either associated with the processing of an application or the funding of a proportional share of major facility fees associated with delivery of essential City services such as sewer, water, storm water drainage and parks. Common trenching is utilized by such services as cable television, telephone, gas and electricity.

Table 23 presents an overview of City fees for an average 1,516 square foot tract home in a medium density subdivision. Medium density designation yields approximately four dwelling units (DU) per acre.

TABLE 23

**CITY OF REEDLEY
DEVELOPMENT FEES FOR A TYPICAL
MEDIUM DENSITY SINGLE-FAMILY HOME**

Type of Fee	Cost Per Unit
<u>Planning Fees</u>	
Tentative Tract Map (260 + 10.40/lot)	\$ 15.60
Final Tract Map (156 + 10.40/lot)	<u>13.52</u>
Subtotal	29.12
<u>Building Fees</u>	
Building Permit	\$ 585.52
Plan Check	380.59
Plumbing	116.48
Electrical	70.18
Mechanical	43.16
SMIP	8.23
GPA	44.44
Water Meter and Inspection	<u>145.00</u>
Subtotal	393.60
<u>School Fee</u> (\$1.65 per square foot)	\$2,501.40
<u>Parks and Recreation</u>	\$ 310.00
<u>Engineering Fees</u>	
Map/Plan Check	\$ 136.00
Construction Inspection	264.00
Water Well Benefit	205.00
Wastewater Treatment Plant Benefit	350.00
Storm Drain Benefit	<u>290.00</u>
Subtotal	\$1,245.00
GRAND TOTAL	<u>\$5,479.12</u>

Source: City of Reedley Planning Division Calculation based on:

50-lot single-family subdivision, medium density with 4 DU/Acre Home with 1,516 square feet living area, 440 square feet garage, \$82,300 building valuation, \$20,000 per lot - approximate.

The table can only reflect a fee estimate, since it is not feasible to take all possibilities into consideration. Fees can vary considerably depending whether or not improvements such as water and sewer lines, streets, curbs, or gutters exist. Existing street frontage improvement, for instance, will cost the developer \$16.00 per linear foot; if such improvement

does not exist, it has to be put in by the developer. Front footage for sewer and water are being treated in a similar fashion; if already existing, the City charges \$5.00 for sewer (no front footage fee for water) if not existing, they are installed by the developer and the cost of these is added to the cost of the dwelling.

However, while the fees charged by the City add to the cost of housing, they are not a constraint to the provision of affordable housing. The necessary improvements must be installed and paid for. If fees are not paid, then either these improvements cannot be constructed, in which case the health and safety of the community is at stake, or their cost must come from other services or increased taxes.

A review of the Table 23 indicates a total fee cost per unit of \$5,479.12. This figure is 6.66% of the building valuation of \$82,300 per unit. School fees cannot be included in local governmental processing fees. The regulations governing school fees are encouraged and mandated by the State and imposed by the KCUSD and are not, therefore, under the control of the City of Reedley. Total local governmental processing fees for one SF residence is 3.62% of the total cost of a single residence. School fees are \$2,501.40 or 3.04% of the total cost. The cost of land is controlled by economic factors.

Curbs, gutters, streets and other infrastructure improvements are provided in conjunction with the development of residential subdivisions in the community.

Local Processing and Permit Procedures

The cost of holding land by a developer during the evaluation and review process is frequently cited by builders as a contributing factor to the cost of housing.

The City of Reedley has traditionally utilized a SPR process whereby submitted plans are scheduled for review generally within two weeks after project submittal. This is the first phase of the review process and includes staff review within this two week time period. Preliminary informal meetings with developers have already determined project feasibility prior to any commitments by the developer before the review process begins. Barring any major unusual concerns, the project will be at the Planning Commission stage by eight weeks after project submittal, and ready for City Council action approximately two weeks later.

Overall time frames for processing applications before the Planning Commission and City Council is controlled to a large degree by State requirements for the noticing of public hearings, and agency review. Minimum time frames for application processing are subject to State law.

The City of Reedley Engineering Division has indicated a two to four week time frame for engineering review per final subdivision map. The number of resubmittals is dependent on the developer and his engineer addressing all requested changes in a timely fashion. Submittals for final subdivision maps can be processed within a minimum of two to three months.

It takes an average of two weeks for a SF residential plan to be approved by the City of Reedley Building Division and approximately forty-five days for a MF residential project. On-

going conferences between the City and the developer expedites the processing procedure and resubmittals are minimal.

5.00 *Redevelopment*

The Reedley Redevelopment Agency (RRA) was formed in 1991 as was the Project Area. The Project Area contains approximately 2,125 acres, generally including the central, southwest and southeast and north urbanized portions of the community. While this project area contains a good mix of land uses, it is made up mostly of older housing and has some suitable sites for the development of new single family and multiple family units.

The RRA is required by law to spend twenty percent of its tax increment on low and moderate income housing programs. The twenty percent set aside for L&M Funds is projected to be approximately \$342,000 through the budget year 1995-1996. This anticipated amount would make the likelihood of programs being implemented soon. Some of these programs may include working with Self-Help Enterprises, Inc., or other non-profit housing organizations to construct new, owner-occupied SF homes, infrastructure allowances for new SF and MF units, rehabilitation assistance for older owner-occupied homes and ownership down-payment assistance for first-time home buyers. Health and Safety Code Section 33411.3 requires that a portion of the non-assisted homes constructed in the project area be available for low and moderate income housing.

407-02: NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those generated by the private sector which are beyond the control of local government. These include availability and cost of financing, price of land, construction costs, and consumer preference.

1.00 *Availability and Cost of Financing*

Interest rates for both construction and take-out financing probably have more impact on housing than any other factor, at least in the short term. When interest rates are high, or financing is not generally available, an increasing number of households cannot afford home ownership even if housing prices are affordable. A 1991 analysis of the components of monthly housing cost for a median-priced new SF house costing \$105,000, purchased with a 10 percent down payment and financed at 8.5 percent for 30 years, indicates that a \$10,000 reduction in land and development costs results in a 9.6 percent reduction in monthly payment, while a 4 percent increase in take-out financing interest rates results in a 28 percent increase in monthly payment. In the Reedley area, the median sale price of an existing home rose from \$69,500 in 1982 to \$87,000 in 1991.

To mitigate the impact of high interest rates, when they occur, one of the few options available to local government is to find a means of subsidizing those rates for the home buyer and/or developer. This has been accomplished in the past primarily by the sale of mortgage revenue bonds. This process has been complicated by changes in federal law and State caps on the amount of bonds that can be issued statewide. State and federal mortgage subsidy programs are available at various times to qualifying projects and developers.

An analysis of the five major local financial institutions on the availability of financing for construction, rehabilitation, or mortgage loans determined that all are in compliance with the Community Reinvestment Act (CRA). City staff met with all institution representatives and all disclosure information was available to anyone on request. The federal Home Mortgage Disclosure Act (HMDA) requires specified lending institutions to disclose the number, amount, and location of mortgage and rehabilitation loans originated or purchased, and the CRA requires that specified lending institutions help meet the credit needs of their communities.

The CRA requires that each lending institution covered by the Act provide maps describing its lending areas and information about the types of loans it provides, and that a public file be established containing written comments from the community regarding the institution's CRA performance. Lending institutions not covered under HMDA may be required to provide comparable information by State disclosure law (Section 35816 of the Health and Safety Code). Lending institutions in the City of Reedley, in an effort to meet the credit needs of this community, have financial programs targeted to the low and moderate income groups, for both first-time home buyers and housing rehabilitation. The lending area includes the southeastern portion of the county of which the City is a part. Lending policies, in keeping with current economic trends, are continually revised to minimize the risks of lending institutions. These policy revisions are outside of City of Reedley control. Despite State and federal regulatory requirements in community reinvestment, there continues to be minimal qualifications set by lending institutions that need to be satisfied in order for lending to occur.

The California Statewide Housing Plan, Phase II, (CSHP II) published in July, 1988, provides the following approximate median component cost percentages for construction of SF homes in California in 1985:

Land and site development	26%
Government fees	05%
Construction financing	06%
Direct construction	48%
Overhead and profit	15%

There is no reason to believe that statewide development cost breakdown is not equally applicable to the City of Reedley; the exception is that Reedley governmental fees comprise only 3.26% of total home cost. Local governmental fees and school fees in the City of Reedley total \$5,479.12. A comparison of this figure with other comparable jurisdictions shows that the percentage correlation of government fees with other costs is less than the statewide average of 5%.

2.00 Price of Land

According to the California Building Industry Association (BIA), the cost of land represents an ever-increasing proportion of the total housing development cost. In 1980, land cost represented approximately 30 percent of the cost of a new home in California, but by the end of the decade that component accounted for nearly 35 percent of the cost. In Fresno County, land costs are still reasonable compared to other metropolitan areas in the state. In Reedley, the average cost of a SF lot ranges from \$25,000 to \$45,000, and the average cost of a MF lot ranges from \$35,000 for a duplex lot to \$45,000 for a high density project. These

costs compare to a range of \$19,500 to \$30,000 for a SF lot, \$35,000 for a duplex lot and \$45,000 for a high density project in 1984. It is evident that the cost of SF lots is increasing while the cost of MF lots has remained unchanged.

3.00 *Cost of Construction*

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement. These costs, plus energy costs, formed a substantial part of housing cost increases during the 1970s, increasing by 10 percent during that decade. Labor and materials costs continued to increase during the 1980s.

Local governments can utilize CDBG funds and redevelopment funds to finance infrastructure improvements (e.g. water and sewer lines), which assists in lowering housing costs.

4.00 *Consumer Preference*

Part of the increase in housing costs in the 1980s has been due to consumer preference and lifestyle expectations with regard to dwelling unit size and amenities. All of these lifestyle choices have costs associated with them. As housing costs and/or interest rates make detached SF dwellings less affordable, alternatives such as smaller lots, smaller units, and attached housing become more acceptable, but are still not the housing of choice for the majority of households. Local government can assist in making a variety of housing types available through permitting higher densities, zero-lot-line housing and smaller lots.

408 GOALS, OBJECTIVES AND POLICIES

The housing goals, objectives and policies which evolved during the preparation of the Housing Element have been framed in recognition of four basic factors which condition their meaning:

1. They are worthy of achievement over time regardless of the factors which might act as obstacles under current conditions;
2. They will require a periodic reexamination over time to determine the needed adjustments in light of alternatives posed by technological, economic and social change;
3. They reflect consideration of varying degrees of responsibility among the several levels of government and the private sector which are necessary for their achievement.
4. They must be consistent with other General Plan Update policies.

The policies reflect the special attention given to identifying the role of City government, whether it be as catalyst, facilitator, supporter, coordinator or responsible party for community action programs. A major premise is that while local government exists to provide a variety of services needed or desired by the local population, local government does not have the resources nor the authority to provide solutions to all housing-related problems.

By the same token, State and federal governments cannot, or should not, solve problems nor meet needs which more appropriately require action at the local level, and which are wholly or largely within the capability of local government to deal with effectively. A third premise is that the private sector, as well as a wide variety of community organizations, have responsible roles to play in meeting certain community needs. Finally, it must be understood that these needs and problems are not likely to disappear, nor can the community afford to ignore them simply because they may be controversial, difficult to solve, or require a substantial commitment on the part of the community.

The housing goals, objectives and policies set forth in this Plan are intended to serve as general policy guidelines for the City of Reedley. Consistent with State and federal housing goals, this Plan reflects a commitment to strive for the provision of a decent home and a suitable living environment for all residents of Reedley.

408-01: GOAL

To develop, through public and private channels, sufficient new housing to insure the availability of affordable housing for all households in Reedley.

Policies:

- 1.00 Advocate and support proposed State and federal actions which will create a positive, stable climate for housing production.
- 2.00 Wherever appropriate, facilitate the use of federal or State programs which can assist in development of new housing consistent with identified citywide housing needs and adopted local plans and programs.
- 3.00 Support efforts which coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.
- 4.00 Accommodate and encourage development of a full range of housing types.
- 5.00 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.
- 6.00 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.
- 7.00 Promote balanced, orderly growth to minimize unnecessary development costs which add to the cost of housing.

Objectives:

- a. As set forth in the 1990 FRHNP, construction by private and non-profit developers of 400 non-market rate (very low- and other low-) dwellings by 1996, which equals the City of Reedley's regional share.

- b. As set forth in the 1990 FRHNP, construction by private and non-profit developers of 524 market rate (moderate and above moderate) dwellings by 1996.

408-02: GOAL

To manage housing and community development in a manner which will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

Policies:

- 1.00 Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.
- 2.00 Encourage application of community design standards which will provide for the development of safe, attractive and functional housing developments.
- 3.00 Direct new housing development to areas within the community where essential public facilities can be provided and where appropriate employment, commercial and educational services are available.
- 4.00 Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.

Objective:

- a. Maintenance of community design and improvement standards that will provide for the development of safe, attractive and functional housing developments and residential environments.

408-03: GOAL

To provide for a choice of housing locations for all residents.

Policies:

- 1.00 Review and update Reedley's General Plan on a regular basis to ensure that growth trends are accommodated.
- 2.00 Encourage the development of various types of housing opportunities in all residential areas.

Objective:

- a. Designation of sufficient land for residential development and residential reserves to provide 40 percent of the land required for new development through 2012.

408-04: GOAL

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policies:

- 1.00 Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.
- 2.00 Provide for the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired.
- 3.00 Encourage development of sound new housing on vacant land within existing neighborhoods which has the necessary infrastructure and services.
- 4.00 Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- 5.00 Promote public awareness of the need for housing and neighborhood conservation.
- 6.00 Monitor public housing projects to ensure that their managers maintain the area's public housing inventory.
- 7.00 Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.
- 8.00 Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and renter-occupied housing.
- 9.00 Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- 10.00 Encourage proper maintenance of essential public services and facilities in residential developments.
- 11.00 Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.
- 12.00 Facilitate maximum utilization of federal and State programs which can assist lower income homeowners to properly maintain their dwelling units.

Objectives:

- a. Using RRA L&M Funds, rehabilitation of an annual average of two dwellings for very low-, other low- and moderate-income households through 1996.

- b. Conservation of existing dwellings for very low- and other low-income households.

408-05: GOAL

To develop through public and private channels, sufficient new housing to insure the availability of affordable housing for all households in Reedley.

Policies:

- 1.00 Encourage enforcement of fair housing laws throughout the City.
- 2.00 Support programs which increase employment and economic opportunities.
- 3.00 Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.
- 4.00 Encourage utilization of federal and State housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
- 5.00 Support the development of housing plans and programs which maximizes housing choices commensurate with need.
- 6.00 Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower income groups.

Objectives:

- a. Construction of forty two non-market rate dwelling units by 1996 which equals ten percent of the City of Reedley's regional share. These dwellings will include twenty one SF residences, twenty one apartment units, and no mobile homes.
- b. Construction of 530 market rate dwellings by 1996 which shall include 445 SF residences, eighty five apartments, and no mobile homes.
- c. Rehabilitation and assistance in the annual average of fifteen dwellings for very low-, other low-, and moderate income households, through 1996.

TABLE 24
QUANTIFIED OBJECTIVES

Quantified Objective	New Construction 2*	Conservation 1*	Rehab
Very low- income	21	7	40
Other Low- income	21	7	23
Moderate income	154	1	0
Above moderate income	376	0	0

*1 Conservation indicates at risk units that could conceivably lose subsidy status. The Redevelopment L&M Fund Housing Rehabilitation Program is now being formulated. When established, the L&M Program can provide conservation assistance to owner-occupied residences. These numbers will increase total conservation figures.

*2 Mobile homes have not been included in these figures. Potential development of mobile home subdivisions may increase these figures.

408-06: GOAL

To promote energy conservation activities in all residential neighborhoods.

Policies:

- 1.00 Advocate and support proposed State and federal actions to promote energy conservation.
- 2.00 Promote public awareness of the need for energy conservation.
- 3.00 Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- 4.00 Encourage maximum utilization of federal and State programs which assist homeowners in providing energy conservation measures.

Objective:

- a. Amendment of local ordinances to promote energy conservation.

409 FIVE-YEAR ACTION PLAN

This chapter sets forth a five year program of actions necessary to achieve the stated goals, objectives and policies in Part 408. Many of these actions can be accomplished at the local level; others require State and federal government participation, including the funding of various housing programs and approval of applications for assistance by the City and other entities.

The following sections include a review of individual actions and programs necessary to achieve the Plan goals. Each goal contains a brief overview; an identification of existing and potential actions and programs to meet stated goals and objectives; a five-year action plan; and identification of responsible agencies and funding sources.

409-01: PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

1.00 Discussion

The available land inventory enumerates vacant bypassed lands that should be developed, using existing infrastructure. Urban infill will preserve agricultural lands and minimize capital improvement and public services costs. Additionally, the City's land use policies (see Section 200, Land Use Element) have been developed to restrict fringe area development through cooperation with Fresno County. The County provides for urban development through policies that channel new development to existing cities and urban areas.

Because urban development requires an extensive system of services and infrastructure, which the City provides and the County does not, development is expedited by annexation. The major County tool used to assure that areas designated for growth are developed as planned is to zone the areas with a minimum parcel size (20 acres) sufficient to preclude inappropriate development. In addition, this zoning encourages the productive agricultural use of the property until the point that development occurs.

Established annexation policies by the County of Fresno and LAFCo require the submittal of approved residential projects from the City of Reedley prior to any annexation approval. Current annexation policies prohibit the annexation of land without having a City of Reedley pre-approved project. This policy has been in effect for numerous years as a means to protect and preserve agricultural land in Fresno County from premature urban land conversion. Despite the required annexation process, there is sufficient land designated for a variety of residential use within the Reedley SOI to accommodate future residential development for all household income types (see Table 20A).

2.00 Action Plan

- a. The City will support annexation of reserve areas within the City's planned urban area to provide the land necessary to accommodate housing needs.

The County of Fresno zones unincorporated land within the City's planned urban area as Exclusive Agriculture and/or Limited Agriculture with a minimum parcel size of twenty acres. This action maintains the land in parcel sizes which can accommodate future urbanization, and precludes the development of uses which are incompatible with urban development. These reserve areas constitute the major inventory of Reedley's sites for future housing, and must be annexed to the City prior to development.

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Year: 1991-1996, ongoing as housing need occurs
 Responsible Agencies: City of Reedley; County of Fresno; Fresno LAFCo
 Funding Sources: General fund; application fees and annexation fees from developers

- b. The City of Reedley will prepare a five year land use plan update which will set aside sufficient land area to meet future residential needs through 1996. Land reservation will be approximately 40 percent of need in order to allow sufficient land choice and inhibit inflated values due to potential monopoly of growth areas.

Year: 1992 and ongoing
 Responsible Agency: City of Reedley CDD
 Funding Source: Reedley general fund

- c. The City will continue to investigate ways to encourage urban infill. Current development policies will be analyzed in the City's General Plan Update and programs formulated for providing incentives such as permitting higher densities under certain conditions. The City will continue expediting the processing of site plans, redevelopment projects, and so forth.

Year: 1992 and ongoing
 Responsible Agencies: City of Reedley CDD; RRA
 Funding Sources: Reedley general fund; RRA funds

- d. The General Plan Update will include an identification of infrastructure and service limitations which inhibit housing development and identify programs and resources to address short-term and long-term needs.

Year: 1992
 Responsible Agencies: City of Reedley CDD; RRA; Fresno County CDD
 Funding Sources: CDBG/Jobs Bill; Reedley general fund; RRA funds

- e. The City of Reedley will continue to maintain an inventory of government-owned land within the City and its SOI and will analyze that land for potential housing sites. If appropriate sites can be identified, the City will approach developers and funding agencies to facilitate development of the sites with assisted housing.

Year: Ongoing
 Responsible Agencies: City of Reedley CDD; RRA
 Funding Sources: Reedley general fund; RRA funds

- f. The City of Reedley will allocate L & M funds for the purchase of sites for low and moderate income housing, to be landbanked or used for the development of assisted housing.

Year: 1993-96
 Responsible Agency: RRA
 Funding Source: RRA funds

- g. The City of Reedley will utilize the recently established RRA to identify suitable sites for assisted housing, and will provide for the development of infrastructure improvements to serve those sites.

Year: 1993-1996
Responsible Agency: RRA
Funding Source: RRA funds

409-02: HOUSING REHABILITATION AND CONSERVATION

1.00 Discussion

Although the assessment of current housing needs indicates that the majority of Reedley's population is adequately housed, it also clearly illustrates the fact that a significant number of families experience housing quality problems. Based on the inventory of substandard housing, more than 771 households are currently living in substandard housing conditions, as compared to 28 families in 1984. The large discrepancy in these numbers is explained by differences in methodology between the two surveys.

Part of this problem stems from the fact that many dwellings in Reedley were built prior to adoption of local building codes and planning regulations. For that reason, many were constructed without proper safety features. In other cases, lack of planning permitted housing to be developed without adequate support services and facilities. Consequently, the quality and desirability of some of these dwellings diminished rapidly, and today they represent a large portion of Reedley's substandard housing stock.

In addition, housing conservation is necessary to protect the existing stock of affordable housing units for very low-, other low- and moderate-income households from being converted to other uses which do not benefit lower income groups (i.e. commercial and industrial uses or housing for higher income groups).

2.00 Action Plan

- a. The City of Reedley intends to formulate a program for assistance in housing rehabilitation through the provision of low interest loans. Funds for this program will become available from such sources as CDBG Funds, RRA L & M Funds, and other available sources.

The program is conducted in target areas. The City will actively participate in outreach efforts to make City residents aware that the program is available. The City distributes handouts to residents describing the program.

See Table 23 for the quantified objective, the achievement of which is dependent on continued availability of adequate funds.

Year: Ongoing
Responsible Agencies: Fresno County CDD; City of Reedley
Funding Source: CDBG

- b. The City of Reedley will support Housing Authority administration of the Section 8 Moderate Rehabilitation Program. It provides for improvements to existing housing units, as well as rental assistance payments on behalf of lower income families.

The Housing Authority will solicit proposals from owners who have units that do not meet minimum housing quality standards and are interested in their units being included in the program. If rehabilitation is deemed feasible, the property owner will be responsible for making all required improvements, and when completed, will execute a fifteen year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Section 8 program in order to provide additional income for repaying the cost of rehabilitation.

The Housing Authority has made arrangements to contract with the County's HARP and the City of Fresno's HCD Rehabilitation Division for technical assistance, including preparation of work write-ups, cost estimates and information regarding available financing.

See Table 25 for the quantified objective, the achievement of which is dependent on availability of federal funding and application by the Housing Authority.

Year:	Ongoing
Responsible Agency:	Housing Authorities of the City and County of Fresno
Funding Source:	HUD

- c. The City of Reedley will participate with Fresno County in securing and implementing the HUD Rental Rehabilitation program, which provides subsidy funds up to \$8,500 per unit, matched by \$8,500 or more by the owner, to rehabilitate existing rental housing.

See Table 25 for the quantified objective, the achievement of which is dependent on availability of federal funding.

Year:	Ongoing
Responsible Agencies:	Fresno County CDD; City of Reedley CDD
Funding Source:	HUD

- d. The City of Reedley will encourage homeowners to apply for 504 Single Family Rehabilitation allocations, which provide home repair loans up to \$7,500 at one percent interest to very low-income families for the purpose of making repairs needed for the health and safety of the family and/or the community. The City will contract with a non-profit housing agency to provide outreach, technical assistance and encourage participation in the program.

See Table 26 for the quantified objective, the achievement of which is dependent on availability of federal funding.

Year:	Ongoing
Responsible Agencies:	City of Reedley; FmHA
Funding Sources:	FmHA; CDBG Technical Assistance Grants

- e. The City of Reedley will participate with Fresno County in applying for and implementing the HUD Section 312 program, which provides 3 percent loans to homeowners, for the purpose of bringing their housing units up to code, within designated community development areas.

See Table 26 for the quantified objective, the achievement of which is dependent on availability of federal funding (this program is being phased out).

Year:	Until program is phased out
Responsible Agencies:	City of Reedley; Fresno County CDD
Funding Source:	HUD

- f. The City will review its policies related to housing conservation and will adopt new policies and procedures where necessary. This review will include, but not be limited to, policies related to apartment and mobile home park conversions and rental housing.

Year:	1992-1993
Responsible Agency:	City of Reedley CDD
Funding Source:	Reedley general fund

TABLE 25
QUANTIFIED ANNUAL HOUSING OBJECTIVES
ASSISTANCE TO RENTERS/RENTAL HOUSING

Agency/Program/ Funding	New/Existing	Dwelling Type	Program type	Income Group(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Year
Fresno County Mortgage Revenue Bonds - Multi-Family CDBG/Private Inv.	New	MF	Int. Sub. Developer	80 to 120% of Median Income		4
HUD Section 8 Existing	Existing	SF MF	Rent Sub. Renter	80% of Median Income or Lower		2
FmHA 515 Loans	New	MF	Int. Sub. Developer	80% of Median Income or Lower		2
FmHA 514/516 Loans/Grants	New	MF	Loan/Grant Developer	80% of Median Income or Lower	Farm Workers	2
CHFA AB 333	New	MF	Int. Sub. Developer	80% of Median Income or Lower		2
HUD Section 202	New	MF	LI Loan NPD	50% of Median Income or Lower	Elderly and Handicapped	5
HUD Rental Rehab. Demonstration Program	Existing	SF MF	Loan to Owner - Rehab.	80% of Median Income or Lower		2
HUD Rental Rehab. Program	Existing	SF MF	Loan Developer	80% of Median Income or Lower		2
TOTAL ANNUAL RENTER ASSISTANCE GOAL						21
State HCD Farm Worker Housing Loans/Grants	New	SF MF	Loan/Grant Developer	80% of Median Income or Lower		4
TOTAL ANNUAL FARM WORKER ASSISTANCE GOAL						4

SF - Single-Family Dwelling
MF - Multiple-Family Dwelling

Int. Sub. - Interest Subsidy LI Loan - Low Interest Loan
Rent Sub. - Rent Subsidy NPD - Non Profit Developer

**TABLE 26
QUANTIFIED ANNUAL HOUSING OBJECTIVES
ASSISTANCE TO HOMEOWNERS**

Agency/Program/ Funding	New/Existing	Dwelling Type	Program Type	Income Group(s) To Be Assisted	Special Needs Groups Assisted	Total Dwelling Units/Year
Fresno County Mortgage Revenue Bonds - CDBG/Private Investments	New and Existing	SF	Purchase	50 to 150% of Median Income		2
FmHA 502 Interest Subsidy	New	SF	Purchase	50 to 80% of Median Income		2
Fresno County Housing Assistance Rehabilitation Program (HARP)	Existing	SF	Rehab.	Up to 80% of Median Income		2
FmHA 504 Rehab Loans	Existing	SF	Rehab.	Below 60% of Median Income	Grants to elderly over 62 years	5
HUD Section 312 Rehabilitation Loans	Existing	SF	Rehab.	Up to 95% of Median Income		2
TOTAL ANNUAL HOMEOWNER ASSISTANCE GOAL						13
State HCD Farm Worker Housing/HARP	Existing	SF	Rehab.	Up to 60% of Median Income	Farm Workers	2
State HCD Farm Worker Housing	New	SF	Purchase	Up to 60% of Median Income	Farm Workers	2
TOTAL ANNUAL FARM WORKER ASSISTANCE GOAL						4

SF - Single Family Residence

409-03: PROVISION FOR VERY LOW-, OTHER LOW- AND MODERATE-INCOME HOUSING

1.00 Discussion

The high correlation between income deficiencies and housing needs indicates a need to develop the means which will assist low and moderate-income households. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to address these needs. It is obvious that many needs would be resolved if the household income of these groups were increased. Development of job opportunities and general economic development throughout the City and county will be crucial to developing long range solutions to current housing problems, and are a major focus of local programs.

In addition to the challenge of meeting current housing needs, provision must also be made to address the housing needs of the future population. In spite of the housing industry's apparent capacity to construct the new and replacement dwelling units needed prior to 1996, actual production could, for various reasons, fall short of the need. Production is, to a great deal, dependent upon the monthly payments which households can afford. Unless the economic profile of the future population is significantly different from the current regional population, it is reasonable to expect that many of the newly formed households will have inadequate incomes. As in the past, these lower income families will, in many cases, be unable to meet their housing needs through the private housing market, making government-assisted housing programs essential and supporting the need for economic development activities which produce new jobs and higher paying jobs.

Private (for profit) developers are generally unable to produce housing affordable to the lower income family. Current trends indicate that other segments of the housing market may face similar problems in the future. Evidence indicates that moderate income families find it increasingly difficult to satisfy their housing needs in today's market, although the current trend toward lower interest rates has eased that situation somewhat. Should the income-to-cost disparities increase in the years ahead, the ability of the housing industry to produce affordable housing for this segment of Reedley's population will continue to diminish.

Although local government and private industry have important roles in the provision of assisted housing, State and federal funding of existing and/or new housing programs is essential to the provision of assisted housing for very low-, other low- and moderate-income households. Without that resource, the ability of local government and/or the private sector to address the housing needs of these income groups is very limited. In the past several years, the availability of funding through the federal government has been greatly diminished, and local government faces a situation where at some point there may be no resources at all to assist very low- and other low-income households. Only a change in State and federal priorities will alleviate this situation.

Local governments will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase or interest rates start to increase once again. Presumably, as housing costs increase, future housing needs will increasingly be translated into a higher demand for less costly housing

types, including apartments and mobile homes. While the General Plan Update provides for a full range of housing types and densities, future decisions regarding public improvements, zoning and development standards will determine the extent to which MF housing and mobile homes will be successfully utilized to meet anticipated housing needs.

Housing assistance provided by federal and State programs falls into two categories: assistance to homeowners and assistance to renters. Within each of these categories, programs address either construction of new housing units or use or rehabilitation of existing units. Some programs assist the household, while others assist the owner or developer.

The Housing Authorities of the City and County of Fresno administers most programs providing low rent housing. Countywide, the Housing Authority operates 993 units of conventional low rent housing in the County (except the City of Fresno), 1,028 units in the City of Fresno, and 4,040 units under the Section 8 Existing Housing rental subsidy program. In addition, the Housing Authority operates 1,319 units of permanent farm labor housing and 195 units of migrant farm labor housing. In the City of Reedley there are currently 40 units of low rent housing units administered by the Fresno County Housing Authority with no elderly assisted units.

The Housing Authority functions as a developer and manager of low rent housing facilities. It has the responsibility for planning, financing, constructing, purchasing, leasing and managing properties and dwelling units encompassing a variety of low rent housing programs. The Housing Authority performs all the functions of a private owner, including selecting tenants, collecting rents, and maintaining properties.

The Fresno County CDD has administered the United States HUD CDBG program for Reedley in the past. An annual objective for housing assistance has been incorporated in the Housing Assistance Plan. This Plan does not represent that Department's programs in their entirety, but incorporates expectations for various public assistance programs as defined by HUD and the State of California.

The City has participated with the County in a variety of housing programs, including land banking, mortgage revenue bond programs, provision of infrastructure, and the facilitation of housing development. The City expects to continue this type of participation with the County as opportunities become available.

2.00 *Action Plan - Assistance to Homeowners*

- a. The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary and proper actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.

This program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate.

See Table 23 for quantified objectives, achievement of which is dependent on the availability of federal funding.

The City of Reedley will participate with Fresno County in securing any additional housing programs as they become available.

Year:	Ongoing
Responsible Agencies:	City of Reedley CDD; Fresno County CDD; private developers
Funding Sources:	FmHA; CDBG Technical Assistance Grant

3.00 Action Plan - Assistance to Renters (Except Special Needs Groups)

- a. The City of Reedley will work with and assist those developers who are willing to provide low income housing. The City of Reedley will take all necessary and proper actions to expedite processing and approvals for such projects.

Year:	Ongoing
Responsible Agencies:	Private developers; City of Reedley CDD
Funding Sources:	Reedley general fund; application fees; CDBG Technical Assistance Grant

- b. The City of Reedley will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

See Table 24 for the quantified objective, the achievement of which is dependent on availability of federal funding and application by the Housing Authority.

Year:	Ongoing
Responsible Agency:	Housing Authorities of the City and County of Fresno
Funding Source:	HUD

- c. The City of Reedley will encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low and moderate income families and elderly persons, and will work with and assist those developers. The City will take all necessary and proper actions to expedite processing and approvals of such projects. The interest rate for this program ranges from one percent to the market rate, depending on the sponsor. Tenants in Section 515 projects must pay a minimum of 25 percent of their adjusted incomes. Such projects may be piggybacked with Section 8 assistance payments of FmHA rental assistance.

See Table 24 for the quantified objective, the achievement of which is dependent on the availability of federal funding and interested developers.

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Year: Ongoing
 Responsible Agencies: City of Reedley CDD; private developers
 Funding Sources: FmHA; CDBG Technical Assistance Grant

- d. The City of Reedley will encourage developers to make application for CHFA AB 333 Subsidized Rental allocations which provide subsidized interest rates and operating subsidies to developers of rental housing projects. The program is usually piggybacked with the FmHA 515 program. The City will work with and assist those developers, and will take all necessary and proper actions to expedite processing and approvals for such projects.

See Table 24 for the quantified objective, the achievement of which is dependent on availability of state funding and interested developers.

Year: Ongoing
 Responsible Agencies: California Housing Finance Agency; private developers; City of Reedley CDD
 Funding Sources: California Housing Finance Agency; CDBG Technical Assistance Grant

- e. The City will participate with the County, when market conditions warrant, in the issuance of MF mortgage revenue bonds for new construction projects, totaling 20 dwelling units, of which 25 percent or 5 units will have Section 8 rent subsidies for qualified renters.

Year: When market conditions warrant
 Responsible Agencies: Fresno County CDD; City of Reedley CDD; private developers
 Funding Sources: CDBG; private investors; HUD (Section 8 rent subsidies)

- f. The City will participate with Fresno County in the issuance of MF mortgage revenue bonds for dwelling units in small projects of one to four units, and as developers request such assistance to finance new construction projects for very low-, other low- and moderate-income households. The City will assist by contracting with a nonprofit housing agency to locate appropriate sites and by taking all necessary and proper actions to expedite processing and approvals for such projects.

See Table 24 for the quantified objective. The ability to achieve this objective is contingent upon the market conditions at the time the issue is structured and participation by interested developers.

Year: When market conditions warrant
 Responsible Agencies: Fresno County CDD; private developers; City of Reedley CDD
 Funding Sources: CDBG; private investors

- g. The City will support and participate in any additional rental programs which may become available. The City will keep the City informed of programs for which it is

eligible, and will assist the city in the application process and administration of such programs.

Year:	Ongoing
Responsible Agency:	City of Reedley CDD
Funding Sources:	Unknown at this point

409-04: HOUSING TO ACCOMMODATE SPECIAL NEEDS GROUPS

1.00 Discussion

Households with "special needs" are those whose housing requirements go beyond the need for a safe and sanitary dwelling at an affordable price, and include unique physical and/or sociological requirements. Included in this category are senior citizens and disabled persons, who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five or more bedrooms in their dwelling; farm workers, who may move from one location to another for all or part of the year; and families with female heads-of-household, who are disproportionately represented in the total of lower income households.

While not all persons and households with "special needs" are in the lower income groups, it is assumed that with sufficient income available, these special needs can be met on an individual basis. Special needs groups with low or limited incomes are those targeted by the action plan. All programs listed in the previous section also assist those individuals and households with special needs.

2.00 Action Plan

- a. The City of Reedley will encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and handicapped and will take all actions necessary and proper to expedite processing and approval of such projects.

In addition, should the funding become available, the City will facilitate the project by participating in locating appropriate sites and will consider the use of the CDBG allocation, redevelopment funds and/or other available resources to either write down the cost of the site or fund infrastructure improvements. The City will contract with a nonprofit housing agency to provide technical assistance to nonprofit sponsors.

See Table 24 for the quantified objective, the achievement of which is dependent on the availability of federal funding and interested nonprofit sponsors.

Year:	Ongoing
Responsible Agencies:	Nonprofit sponsor; City of Reedley
Funding Sources:	HUD; CDBG Technical Assistance Grant

- b. The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.

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See Table 24 for the quantified objective, the achievement of which is dependent on the availability of State funding.

Year: 1991 - 1996
 Responsible Agency: City of Reedley
 Funding Source: HCD

- c. The City of Reedley will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964 which provides federal funds for the purpose of developing and operating programs which will meet the special needs of migratory agricultural workers and their families by providing housing, sanitation, education and day care of children. (Through an agreement between the Housing Authority and HCD, the Agency operates 75 units of migrant farm labor housing in Raisin City and 105 units in Parlier. These units are restricted to migrants and are occupied from April to October each year.)

Year: Ongoing
 Responsible Agency: Housing Authorities of the City and County of Fresno
 Funding Source: HUD

- d. The City, in cooperation with Fresno County, will apply to the State for an HCD Farm Worker Housing Grant, to be funded half with CDBG and half with a State HCD Farm Worker Housing Grant. The homes will be sold at a subsidized cost to eligible farm workers.

See Table 23 for the quantified objective, the achievement of which is dependent on funding from the State.

Year: Ongoing
 Responsible Agencies: City of Reedley; Fresno County CDD
 Funding Sources: CDBG; State Farm Worker Housing Grant

- e. The City of Reedley will encourage nonprofit sponsors and/or the Housing Authority to make application for FmHA 514/516 allocations for rentals which provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.

See Table 24 for the quantified objective, the achievement of which is dependent on availability of federal funding.

Year: Ongoing
 Responsible Agencies: Housing Authorities of the City and County of Fresno; City of Reedley; nonprofit sponsor
 Funding Sources: FmHA; CDBG Technical Assistance Grant

- f. The City will support the County in undertaking a program of data analysis to define the need for farm worker housing. Existing Census data, EDD data, Self Help Enterprises, Inc., and County Planning Department studies will be used to determine amount, location and type of housing need in all parts of the County. The City will provide a proportionate share of the necessary funding for this program, provide requested data and participate in meetings as required.

Year:	When initiated by Fresno County
Responsible Agencies:	Fresno County Planning Department.
Funding Sources:	CDBG; Reedley general fund

409-05: REMOVAL OF CONSTRAINTS

1.00 Discussion

As discussed previously, many factors affect the ultimate cost of housing to the consumer, whether it be renter or owner housing. Those factors which either limit construction or raise the cost of construction and/or housing improvement are considered constraints. As described in Part 407, some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated, so action programs which affect one set of constraints can also affect the other. To address governmental constraints, the City of Reedley needs to carefully analyze fees, land use controls, building codes, site improvement standards, etc. to determine whether these are constraints, and then determine how necessary those constraints are for other reasons, such as health and safety, environmental considerations, and so forth, and finally how the constraints can be removed if warranted.

Non-governmental constraints are generally beyond the control of local government. However, some local government actions can mitigate some of the adverse impacts of market constraints on a very localized basis.

2.00 Action Plan Governmental Constraints

- a. The City of Reedley will continue to analyze housing related development fees on an annual basis to ensure the balance of fiscal responsibilities of the municipality are with goals of minimizing housing redevelopment costs.

Year:	Ongoing
Responsible Agencies:	City of Reedley, RRA
Funding Sources:	General Fund, Quimby Act (Park Fees)

- b. The City of Reedley will continue to implement long standing development standards that are adopted in the Reedley Municipal Code. These standards are minimum standards which do not materially affect the cost of housing when compared to other housing cost components.

Year:	Ongoing
Responsible Agencies:	City of Reedley, RRA
Funding Sources:	Not applicable

3.00 *Action Plan Non-Governmental Constraints*

- a. The City of Reedley will participate with Fresno County on a land banking program to address the problem of land costs.

Year:	When initiated by Fresno County
Responsible Agencies:	Fresno County CDD; City of Reedley
Funding Sources:	CDBG; RRA funds; other funding sources from State and federal government

- b. The City of Reedley will consider the use of a portion of its CDBG allocation and/or tax increment funds to write down infrastructure improvements necessary and/or land costs.

Year:	Ongoing
Responsible Agencies:	RRA
Funding Sources:	CDBG; RRA funds

- c. The City of Reedley will implement the density bonus requirements in State law. government Code Sections 65913.4, 65915 and 65917, relating to density bonus requirements, were amended in 1989 by Chapter 842. These amendments were effective from January 1 to March 16, 1990. Chapter 31 of the Statutes of 1990 repealed Section 65913.4 and amended Section 65915; thus action was effective March 26, 1990. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very low-income households; or
- c) 50% of the units for senior citizens

Year:	Ongoing
Responsible Agency:	City of Reedley CDD
Funding Source:	Reedley general fund

- d. The City will continue to investigate ways to encourage urban infill. Current development policies will be analyzed in the City's General Plan Update and programs will be formulated which provide incentives such as permitting higher densities when they are feasible under conditions of available infrastructure and land use relationships.

Year:	1992 and ongoing
Responsible Agencies:	City of Reedley CDD; RRA
Funding Sources:	Reedley general fund; RRA funds

409-06: ENERGY CONSERVATION OPPORTUNITIES

1.00 Discussion

The City has promoted energy and water conservation for residential and regulatory levels. The City plans to support educational programs which promote residential energy and water conservation for both new construction and existing residences in Reedley.

State energy conservation standards for residential buildings (Title 24, California Administrative Code) took effect in 1982. These standards recognized climate differences within the State for the first time. They permit considerable flexibility to the builder, as long as a minimum "energy budget" is achieved. These requirements are also designed to cut monthly energy consumption costs and apply to all new residential construction as well as all remodeling and rehabilitation construction.

2.00 Action Plan

- a. The City will support public education programs which promote residential energy conservation and public awareness.

Year:	Ongoing
Responsible Agency:	City of Reedley/outside interest groups.
Funding Sources:	General fund/other private and public sources.

- b. The City will continue to enforce building code regulations (Title 24) California Administrative Code which require compliance with residential energy conservation measures for all new construction.

Year:	Ongoing
Responsible Agency:	City of Reedley/Building Division
Funding Source:	General fund

- c. The City will continue to encourage water conservation through the landscape watering schedule.

Year:	Ongoing
Responsible Agency:	City of Reedley Public Works Division/Building Division
Funding Source:	General fund

- d. Distribute low flow showerheads to interested residents.

Year:	1992/Ongoing
Responsible Agency:	City of Reedley Public Works Division
Funding Source:	PG&E

409-07: PROMOTION OF EQUAL HOUSING OPPORTUNITIES

1.00 Discussion

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population lives on very low incomes, and as housing costs have increased, they have been forced to apply an excessive amount of their budget to housing costs. In order to remain in the housing unit of their choice, some residents pay such a large portion of their income on housing that they are unable to purchase other basic necessities. In the case of a large family, lack of sufficient income usually restricts housing choice to a dwelling which is inadequate for their needs in size and quality. For many other households with sufficient income to purchase quality housing, choice of housing location is sometimes not available, because appropriate housing at acceptable cost is not equally dispersed geographically throughout the County or within individual communities.

Although inadequate geographic distribution of affordable housing within a community or region is an important constraint, discrimination due to race, religion, or ethnic background is an equally significant factor affecting equal housing opportunity. Actions which result in illegal discrimination in the rental or sale of housing violate State and federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The Fresno County Department of Public Works, Consumer Protection Division handles complaints not accepted by that agency.

2.00 Action Plan

- a. The City of Reedley will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or the Fresno County Public Works, Consumer Protection Division.

Year:	Ongoing
Responsible Agency:	State Department of Fair Employment and Housing and the Fresno County Public Works, Consumer Protection Division
Funding Source:	State or County funding

The City of Reedley will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color (Section 65583[c][5]). Information notices will be posted at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.

2.00 Action Plan

- b. The City of Reedley will make informational flyers available in both Spanish and English in order to reach the widest possible audience.

Year:	Ongoing
Responsible Agency:	City of Reedley Community Services Division
Funding Source:	Reedley general fund

409-08 PRESERVATION OF ASSISTED UNITS AT RISK

1.00 Discussion

The City of Reedley, in accordance with Chapter 1451, statutes of 1989, has reviewed the potential conversion of assisted MF residential units to non-low income uses that are within its jurisdiction. The Fresno County Housing Authority which administers the assisted MF rental units within the Reedley jurisdiction has indicated that there are no plans or proposals to convert existing MF rental units to non-low-income rental. Assisted units in the Reedley jurisdiction are typically long term oriented housing projects with the purpose of providing long term assisted housing to meet its housing goals.

410 INTERGOVERNMENTAL COORDINATION AND PUBLIC PARTICIPATION

The City has incorporated public participation in the formulation of this Housing Element through the appointment of a citizen advisory committee for the General Plan Update process. Committee members assisted in the draft formulation of the locations, densities and policies of residential land contained in the Land Use Element Update. The City has identified numerous community groups that have an interest in regional housing issues. Copies of the Draft Housing Element were distributed to all applicable governmental agencies in addition to Self-Help Enterprises, Mennonite Brethren Church, Fresno County SSD and Fresno County Housing Authority.

Public hearing notices were posted at the Reedley Branch, Fresno County Public Library; the City of Reedley Community Center; the City of Reedley City Hall; and the City's only local newspaper, the Reedley Exponent that publishes one day per week. These notices included a prominent notation in Spanish to direct Spanish speaking persons to a bilingual City staff member for explanation of the General Plan Update process, including the Housing Element. The meetings were held on February 11, March 15 and April 28, 1993 in order to address any community concerns. All concerns have been satisfactorily met through these public meetings.

The City has cooperated with other cities in Fresno County through a joint planning committee to provide a uniform approach to solving the County's housing needs. The joint committee has discussed various methodologies and action programs available to solve local housing problems. The joint committee has met with representatives of HCD to discuss the specific issues that are mandated by State law to be addressed within local housing elements.

The County and City planning agencies, and administrative offices have worked jointly with the COFCG in developing the 1990 FRHNDP that determines the "same share" housing requirements of each jurisdiction for providing housing for various income levels.

The City has worked closely with the local Housing Authority and the Fresno County CDD in reviewing current housing programs that provide or assist lower income housing and

households. The City also solicited input from the local building contractors, realtors and developers in seeking ways of providing energy conservation and necessary changes to reduce the cost of housing.

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